LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46971BTU33 Price: 399 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (380 000 EUR without fees)

Peaceful Single-Level Home with Garden & Pool Potential

EXCLUSIVE







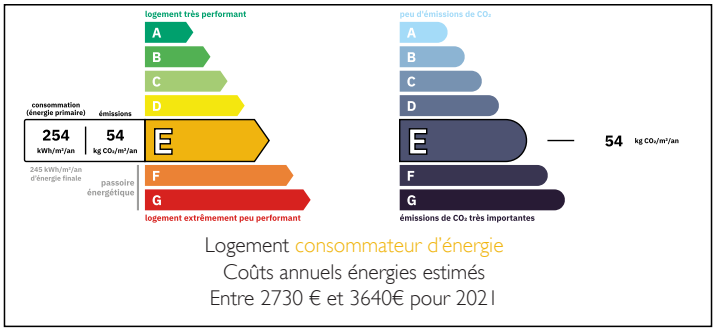








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2730 € et 3640€ pour 2021

INFORMATION

Town:	Léognan
Department:	Gironde
Bed:	4
Bath:	1
Floor:	120 m2
Plot Size:	816 m2

IN BRIEF

1960s Home • 120 m² • 4 Bedrooms • 816 m² Plot • Large Garage

Tucked away at the end of a quiet cul-de-sac, this bright and functional 1960s single-level home offers approximately 120 m² of living space and excellent potential for modernisation.

The property features a generous living room with fireplace, a separate kitchen, four bedrooms or three bedrooms plus an office, and a large attached garage.

Set on an 816 m² plot, the garden provides plenty of outdoor space and the possibility of adding a swimming pool, subject to the necessary planning permissions.

The house is perfectly liveable but would benefit from some updating, offering the new owners an opportunity to modernise and personalise it to their

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

null

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

NOTES

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