LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47030MGD33 Price: 159 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (148 000 EUR without fees)

Charming stone village house with 3 bedrooms & garden. Quiet pretty street in Plassac

EXCLUSIVE















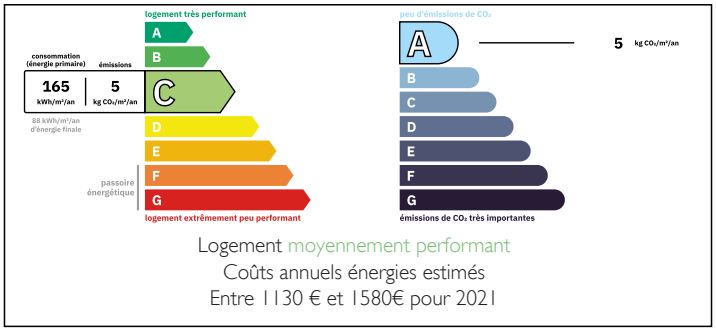
INFORMATION

Town:	Plassac
Department:	Gironde
Bed:	3
Bath:	1
Floor:	128 m2
Plot Size:	165 m2

IN BRIEF

EXCLUSIVE! Pretty stone house in popular village of Plassac, close to amenities and port. Around 128m2 living space with entrance hall, large lounge with fireplace, fitted kitchen, downstairs wc, utility room. 3 bedrooms upstairs, bathroom with shower cubicle, dressing room, wc. Enclosed garden to rear with terrace and shed. Pretty village location, 5 minutes from the estuary town of Blaye. Ideal second home with rental potential, would work well as a holiday let.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1130 € et 1580€ pour 2021

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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LOCAL TAXES

Taxe foncière: **846 EUR**

NOTES

DESCRIPTION

A very charming village house in a quiet street close to the centre of the ancient village of Plassac. The house comprises on the ground floor entrance hall, lounge around 27m2 with fireplace, fitted kitchen around 17m2 leading to the rear garden, wc, useful utility room. Upstairs there are 3 good sized double bedrooms, bathroom with bath, separate shower, double sink, separate wc, walk in dressing room.
DPE class "C", double glazing throughout, mains drainage, electric heaters.
Small courtyard area to the front of the house, enclosed rear garden with terrace area and small outbuilding.
Plassac is a beautiful ancient village on the Gironde estuary, with its port and beautiful walks and views. The charming town of Blaye is around 3km away, with its many shops & restaurants, citadel, twice weekly market, car ferry across the estuary to the Médoc etc. Around 45 minutes from the outskirts of Bordeaux. A very pretty house in a beautiful ancient village - a must see!

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

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