LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47396GUH33 Price: 180 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (170 000 EUR without fees)

Stone house in the heart of Saint-Laurent-d'Arce.















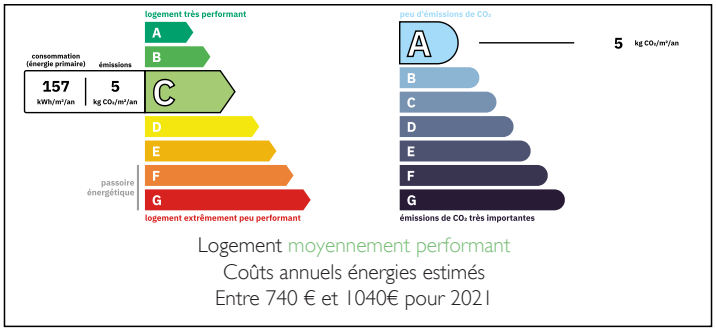
INFORMATION

Town:	Saint-Laurent-d'Arce
Department:	Gironde
Bed:	2
Bath:	1
Floor:	70 m2
Plot Size:	114 m2

IN BRIEF

Saint-Laurent-d'Arce (33240), Gironde. Renovated stone village house combining traditional character with a comfortable contemporary interior. The property offers a welcoming living room with exposed stonework and an original fireplace, an open-plan modern kitchen, two bedrooms and a shower room with WC. Air conditioning has been installed on the ground floor. A cellar and a small outdoor area provide useful additional space, with no garden to maintain. PVC double glazing. Energy rating C, emissions rating A. Ideal as a permanent home or holiday base.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 740 € et 1040€ 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.

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LOCAL TAXES

Taxe foncière: **700 EUR**

NOTES

DESCRIPTION

Renovated stone village house in Saint-Laurent-d'Arce

Situated in Saint-Laurent-d'Arce, this attractive stone village house offers 68.27 sqm of habitable accommodation arranged over two floors.

The property combines the charm of an older French house with a comfortable and contemporary interior.

Ground floor

The main living space is a 23.57 sqm sitting room, featuring exposed stonework and an attractive original fireplace.

The adjoining 10.25 sqm kitchen has a modern feel and connects naturally with the living area.

A separate 1.62 sqm WC completes this level.

Air conditioning has been installed on the ground floor, providing welcome additional comfort during the warmer months.

First floor

A 3.90 sqm landing leads to two bedrooms measuring:

13.06 sqm
10.86 sqm

There is also a 5.01 sqm shower room with WC.

Outside and additional space

The property benefits from a small outdoor area but has no garden, making it particularly easy to maintain.

A cellar provides useful additional storage space.