

## House with garden and garage on the edge of town



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Pineuilh |
| Department: | Gironde  |
| Bed:        | 4        |
| Bath:       | 1        |
| Floor:      | 137 m2   |
| Plot Size:  | 618 m2   |

## IN BRIEF

This house offers single-level living, with the ground floor comprising a living/dining room with a fireplace, a fitted kitchen, a shower room, a bedroom, a study, a laundry room, and a conservatory opening onto a pleasant garden.

The upper floor consists of two bedrooms and a toilet.

The property also includes a detached 38 m<sup>2</sup> garage.

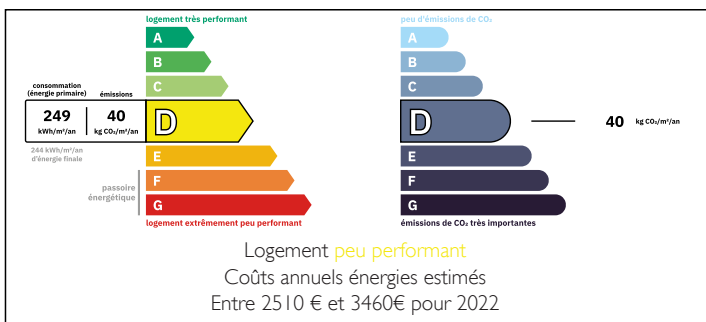
Heating: mains gas

Drainage: mains drainage

Double-glazed PVC windows with electric roller shutters.



## ENERGY - DPE



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.



## DESCRIPTION

Living/dining room: 40 m<sup>2</sup>

Kitchen: 15.75 m<sup>2</sup>

Hallway: 6.75 m<sup>2</sup>

Shower room: 5 m<sup>2</sup>

WC: 1 m<sup>2</sup>

Bedroom 1: 11.50 m<sup>2</sup>

Study: 11.35 m<sup>2</sup>

Landing: 2.50 m<sup>2</sup>

Bedroom 3: 10.30 m<sup>2</sup>

Bedroom 4: 11.30 m<sup>2</sup>

Utility room: 9.75 m<sup>2</sup>

Veranda: 14.50 m<sup>2</sup>

Garage: 38 m<sup>2</sup>

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

## NOTES