LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48069CAH33 Price: 108 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (100 000 EUR without fees)

## Beautiful apartment in a high-standard building















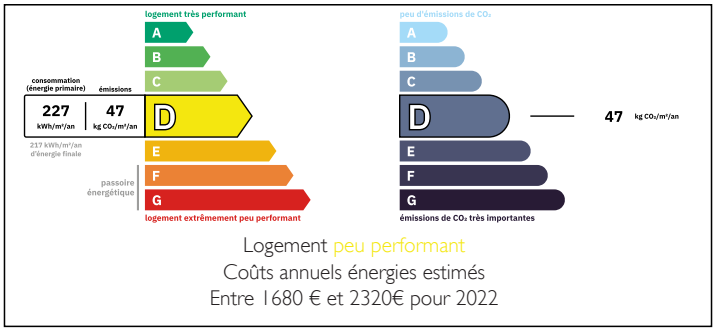

# INFORMATION

| | |
|---|---|
| Town: | Sainte-Foy-la-Grande |
| Department: | Gironde |
| Bed: | 2 |
| Bath: | 1 |
| Floor: | 78 m2 |
| Plot Size: | 0 m2 |

# IN BRIEF

Located on the first floor of a historic building with an elevator—comprising just six units—this river-view duplex apartment is in excellent condition, offering comfort, security, and privacy. Shops, restaurants, the train station, schools, a hospital, a cinema, and other amenities are all within walking distance. Bordeaux is a one-hour train ride to the west, and Bergerac is 15 minutes to the east; both cities have international airports.

# ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 1680 € et 2320€ pour 2022

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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# DESCRIPTION

Entrance hall with closet: 2.40 m²
WC: 1.55 m²
Living room with fireplace: 35 m²
Kitchen: 11.35 m²
Hallway: 5.80 m²
Bathroom: 5 m²
WC: 1.30 m²
Bedroom 1: 9.70 m²
Bedroom 2: 9.30 m²

Mains drainage
Mains gas heating
Double-glazed windows
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Co-owned building of 12 units
Provisional annual charges: 1536€

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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

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