LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48372CAH33 Price: 221 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (210 000 EUR without fees)

Villa with swimming pool, close to shops















INFORMATION

Town:	Pineuilh
Department:	Gironde
Bed:	3
Bath:	1
Floor:	133 m2
Plot Size:	1492 m2

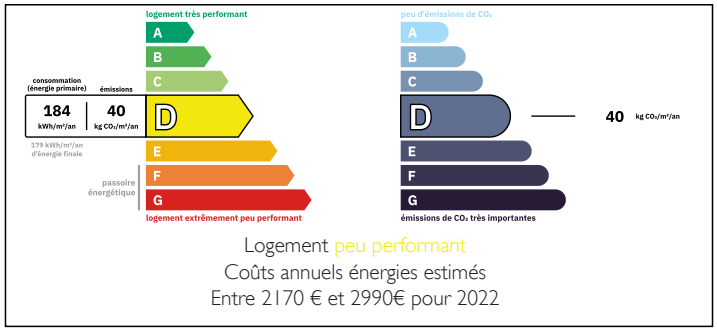
IN BRIEF

This property, offering approximately 133 m² of living space, is located in a residential area close to all shops and amenities.
It features an entrance hall, a kitchen opening onto a terrace, and a living/dining room with a fireplace—also opening onto the terrace, which includes a swimming pool. There are three bedrooms, a shower room, and a separate toilet.

A detached outbuilding comprises a double garage, two additional rooms, a pantry, a shower room, a toilet, and a small kitchen.

The property is set on an enclosed plot of approximately 1,500 m² and includes a well.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2170 € et 2990€ 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.
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DESCRIPTION

Entrance/hallway: 9.34 m²
Kitchen: 21.23 m²
Living room: 44 m²
Bedroom 1: 14.27 m²
Bedroom 2: 10.98 m²
Bedroom 3: 11.68 m²
WC: 1.74 m²
Shower room: 6.08 m²

Mains drainage
Gas heating

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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