LEGGETT
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Ref: A48478GUH33 Price: 740 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (700 000 EUR without fees)

Artist's Stone Town House, 253 sqm, Studio, 5 Bedrooms, Pool, Walled Garden, 291 sqm Plot,— Historic















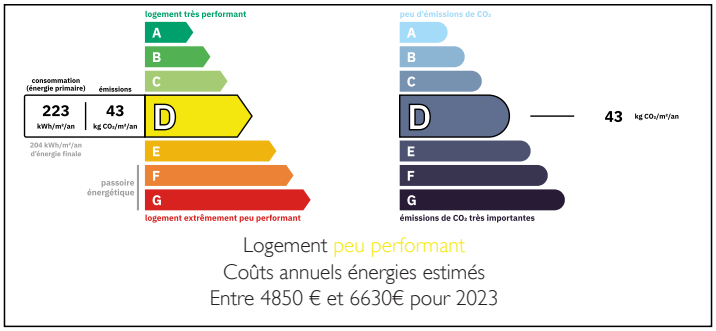
INFORMATION

Town:	Libourne
Department:	Gironde
Bed:	5
Bath:	3
Floor:	252 m2
Plot Size:	291 m2

IN BRIEF

Libourne (33500), in the historic centre, a short walk from the market square: an artist's stone house built around 1900, with 252.61 sqm of living space including the studio, which has kept its period features. Mid-terrace town house on an enclosed 291 sqm plot, with a swimming pool and two terraces. Dressed-stone façade, 3.30 m ceilings on the ground floor, a suspended stone staircase beneath a skylight, solid parquet in old-style boards, marble fireplaces, Gironde floor tiles, arched French windows. Five bedrooms, a study, three bath or shower rooms. At the end of the garden, the detached studio, with water and electricity, is made for creating, working or entertaining. Two cellars, a sauna, a balcony. Gas condensing central heating, photovoltaic panels, fibre broadband. A heat pump is being installed to bring the EPC up to B (current EPC...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4850 € et 6630€ pour 2023

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:	**3827 EUR**

NOTES

DESCRIPTION

In the heart of Libourne's historic centre, this artist's stone house, built around 1900, has kept its original period features: dressed-stone façade, suspended stone staircase beneath a skylight, solid parquet in old-style boards, marble fireplaces, Gironde and cement floor tiles, arched French windows. A mid-terrace town house, it offers 252.61 sqm of living space including the studio, five bedrooms, a study, three bath or shower rooms, and an enclosed 291 sqm plot with swimming pool and two terraces. At the end of the garden, a detached studio with water and electricity makes it a place to live and create. A heat pump is being installed to bring the EPC up to B. The market is a short walk away, on Tuesday, Friday and Sunday mornings, and Saint-Émilion is a few minutes away.

AREAS
Ground floor
Living and dining room: 29.00 sqm
Study: 19.88 sqm
Kitchen: 13.17 sqm
Dressing room and WC: 12.67 sqm
Entrance hall: 9.34 sqm
Landing: 4.21 sqm

First floor
Bedroom 1: 15.17 sqm
Bedroom 2: 15.84 sqm
Bedroom 3: 23.38 sqm
Dressing room: 5.40 sqm
Hallway: 2.21 sqm
Landing: 3.54 sqm
Utility room: 5.38 sqm
Shower room: 4.42 sqm
Shower room 2: 3.91 sqm
WC: 1.61 sqm

Second floor
Bedroom 4: 14.72 sqm
Bedroom 5: 14.74 sqm
Attic: 14.94 sqm
Bathroom: 11.75 sqm