LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48588ELM33 Price: 246 100 EUR

agency fees included: 7 % TTC to be paid by the buyer (230 000 EUR without fees)

Contemporary Single-Storey Home with 5,000 m of Private Grounds, Covered Terrace in St Yzan de Soudiac















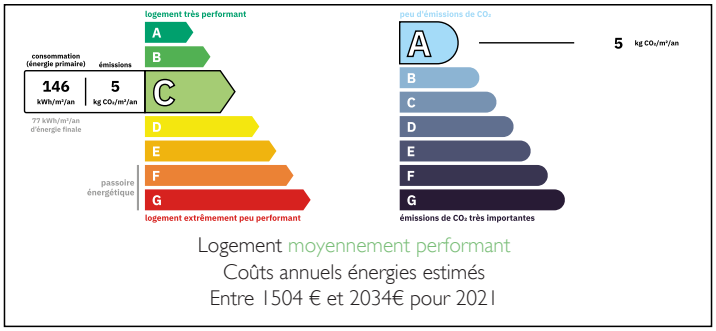
INFORMATION

Town:	Saint-Yzan-de-Soudiac
Department:	Gironde
Bed:	2
Bath:	1
Floor:	108 m2
Plot Size:	5380 m2

IN BRIEF

Set in a peaceful, green environment, this contemporary single-storey home sits within approximately 5,000 m² of enclosed grounds, part of which is potentially suitable for development, subject to planning permission. Enjoy privacy without overlooking neighbours, while remaining close to local amenities, schools and the railway station. The property features a bright and open-plan living area with a fitted kitchen, sitting room and dining area, two bedrooms, a bathroom and a separate utility room. A spacious covered terrace with a fireplace provides the perfect setting for outdoor dining overlooking the garden. An insulated garage offers potential for additional living space, subject to the necessary permissions. An electric entrance gate and a second terrace complete this appealing property.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1504 € et 2034€ 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: **1238 EUR**

NOTES

DESCRIPTION

A peaceful setting with everyday amenities close at hand

Located in Saint-Yzan-de-Soudiac, in the Gironde department of south-west France, this contemporary single-storey home offers an appealing combination of privacy, comfortable living and outdoor space.

Set within approximately 5,000 m² of enclosed grounds, part of which is potentially suitable for development, the property enjoys an enclosed and green setting with mature trees and no overlooking neighbours. Access is via an electric entrance gate, leading directly to the house.

The heart of the home is a spacious open-plan living area incorporating a fitted and equipped kitchen, sitting room and dining area. Designed for everyday comfort and entertaining, this inviting and bright space provides a natural connection to the garden.

The kitchen opens directly onto a generous covered terrace with a fireplace. This attractive outdoor living area is ideal for al fresco dining, relaxed evenings with family and friends, and enjoying the pleasant outlook over the garden throughout the seasons.

A separate utility room, also suitable for laundry facilities, provides valuable additional storage and practicality.

The sleeping accommodation comprises two bedrooms and a bathroom.

The enclosed, tree-lined garden offers plenty of space to relax and enjoy the surrounding greenery. With no overlooking neighbours, the property provides a welcome sense of privacy.

A second terrace at the front of the house offers another pleasant outdoor spot, perfect for enjoying a morning coffee in the sunshine.