LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48639CAH33 Price: 140 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (130 000 EUR without fees)

Périgord-style house in a quiet location















INFORMATION

Town:	Eynesse
Department:	Gironde
Bed:	3
Bath:	1
Floor:	96 m2
Plot Size:	1584 m2

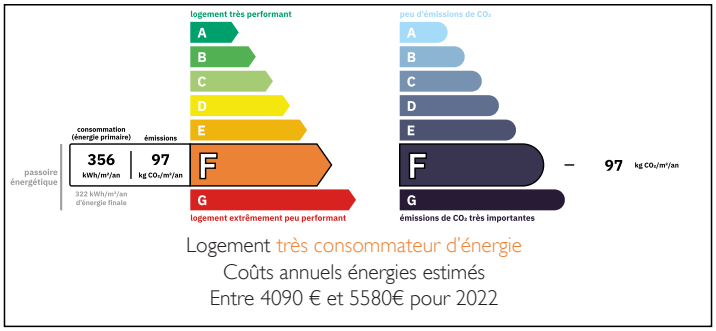
IN BRIEF

This stone faced house, which is in need of some updating, features 3 bedrooms—one of which is on the ground floor—as well as a kitchen, a living/dining room, a toilet, and a bathroom.

It benefits from a whole new roof, recent double glazing and new low-maintenance shutters.

A fully fenced in garden in a lovely location with no immediate neighbours and a fine outlook with access to the river Dordogne at the bottom of the the lane.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 4090 € et 5580€ 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

Kitchen: 11 m²
Living/dining room: 28 m²
Bedroom 1: 11.40 m²
WC: 2.27 m²
Bathroom: 5.87 m²
Bedroom 2: 13.30 m²
Bedroom 3: 13.28 m²

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

LOCAL TAXES

Taxe foncière:	**620 EUR**

NOTES

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