LEGGETT IMMOBILIER INTERNATIONAL

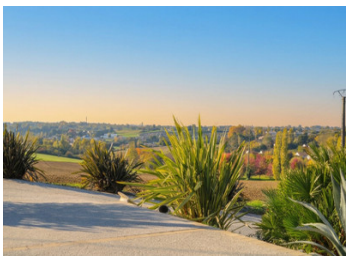
www.frenchestateagents.com

Ref: A48708JML33 Price: 349 000 EUR

agency fees to be paid by the seller

IN LA REOLE, a contemporary five-bedroom house with a self-contained flat. Garden and unobstructed views







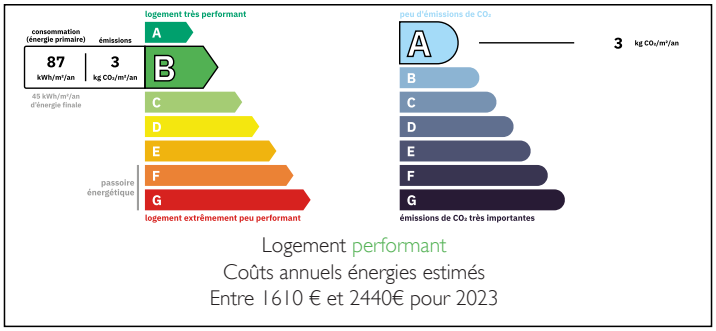








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1610 € et 2440€ pour 2023

INFORMATION

Town:	La Réole
Department:	Gironde
Bed:	6
Bath:	4
Floor:	200 m2
Plot Size:	2360 m2

IN BRIEF

A dream property in La Réole: Contemporary home & gîte on the Way of St James

In the peaceful countryside of La Réole, just 5 minutes from the historic town center (train station, shops, schools) and 50 minutes from Bordeaux, this bright contemporary home enjoys stunning open views.

Located right on the famous Camino de Santiago trail, the single-story main living space features an entry hall, open-plan kitchen and dining area flowing into the living room, 3 bedrooms (one with en-suite shower room), and a study.

The basement includes a large 2-car garage, an additional bedroom with shower room/WC, and a fully independent apartment (bedroom, kitchen/dining area, shower room/WC, veranda). An ideal setup to operate a gîte for passing pilgrims.

Outside, a lovely covered porch with a summer kitchen overlooks the mature landscaped garden.

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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48708JML33 Price: 349 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière: **1800 EUR**

NOTES

DESCRIPTION

This property comprises:
- An 8m² entrance hall
- A fitted and equipped kitchen measuring 12.80m²
- A 50m² living room
- A study (or bedroom) measuring 9.78m²
- A 13m² bedroom with an en-suite shower room measuring 2.50m²
- A separate toilet
- A bedroom measuring 10.50m²
- A bedroom measuring 11.70m²

In the basement:
- A garage measuring 35m²
- A flat comprising:
- A heated conservatory measuring 12m²
- A living area measuring 17.40m² with an open-plan kitchen
- A sleeping area measuring 9.85m²
- A 7.90m² shower room with toilet
- A 5m² walk-in wardrobe

Technical details:
- Heating is provided by a ducted heat pump for the main house (controlled via an app) and by a reversible air-conditioning system for the separate flat
- Hot water is supplied by a storage water heater coupled with solar panels
- The windows and doors are double-glazed PVC with UV filters, and the shutters are electric
- The garage door is electric
- Wastewater is treated via a septic tank

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