

Well presented and pretty 4 bedroomed stone town house

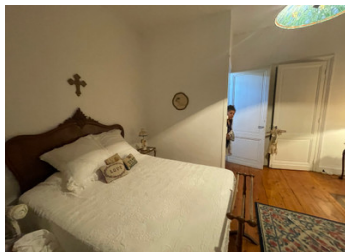


INFORMATION

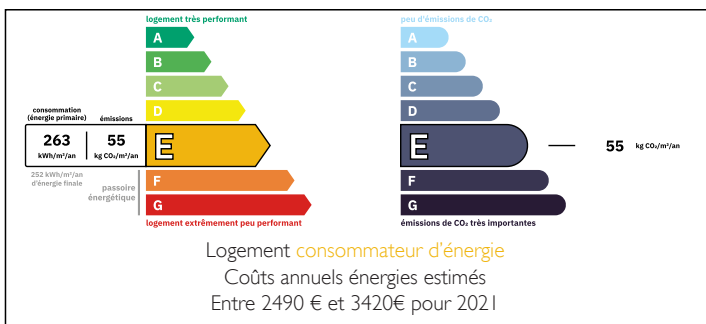
Town:	Sainte-Foy-la-Grande
Department:	Gironde
Bed:	4
Bath:	1
Floor:	150 m2
Plot Size:	11 m2

IN BRIEF

This well presented stone built house is situated in one of the main commercial roads in Sainte Foy La Grande. It has a very pretty facade and has been lived in as a town house for many years. It is currently a holiday home and it is a great lock up and go. It requires very little maintenance with its courtyard garden. In the past it was partially a commercial premises so the front part could be used as a shop with double frontage. At the moment it is all used as living area. It has a very large lounge and a good sized kitchen with seating which opens out onto a courtyard area perfect for a barbecue and outside seating. The house boasts a large cellar which is under the lounge area. The living area is...



ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 700 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This well presented stone built house is situated in one of the main commercial roads in Sainte Foy La Grande. It has a very pretty facade and has been lived in as a town house for many years. It is currently a holiday home and it is a great lock up and go. It requires very little maintenance with its courtyard garden. In the past it was partially a commercial premises so the front part could be used as a shop with double frontage. At the moment it is all used as living area. It has a very large lounge and a good sized kitchen with seating which opens out onto a courtyard area perfect for a barbecue and outside seating. The house boasts a large cellar which is under the lounge area.

The living area is set on 3 floors with two good sized bedrooms on the 1st floor as well as a very large bathroom which is beautifully tiled. The second floor also has another two good size bedrooms. It would be possible to create an ensuite bathroom on the second floor.

Ground floor

lounge 23m²

interconnecting room 10m²

wc and sink 2.2m²

kitchen 16m²

courtyard 11m²

stairs leading to 1st floor

bedroom 1 : 19m²

bathroom with bath and wc 9m²

bedroom 2 : 18m²

stairs to 2nd floor

bedroom 3: 18m²

store room 7m² (possible bathroom)

bedroom 4: 18m²

Information about risks to which this property is