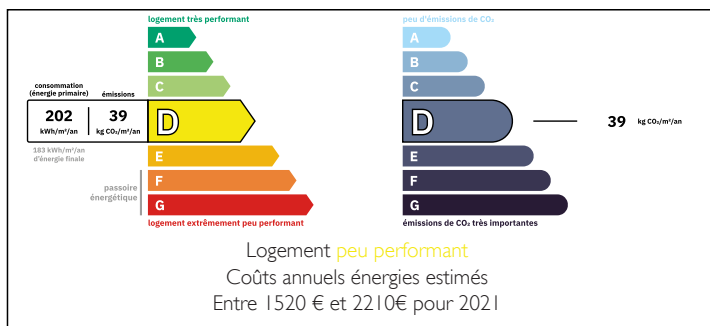


## Town house with garden

### EXCLUSIVE



### ENERGY - DPE



### INFORMATION

Town:	Sainte-Foy-la-Grande
Department:	Gironde
Bed:	4
Bath:	1
Floor:	110 m2
Plot Size:	105 m2

### IN BRIEF

Located in the quiet district of Sainte-Foy-la-Grande, this house is ideal for those looking for a functional, well-located property. Close to the station, shops and market, it combines comfortable living with everyday practicality.

The entrance hall leads to a lounge with fireplace and a kitchen, perfect for welcoming family or friends.

Spread over two floors, there is plenty of space for a family or to create an office, games room or extra bedroom.

To the rear is a small garden with independent access, ideal for creating a relaxation area or enjoying the outdoors without too much upkeep. A cellar for discreet storage.

Why visit?

This is a simple, functional and well-located house, with potential that's just waiting for your personal

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.



## DESCRIPTION

Description of the house:

The ground floor

- Entrance 9m<sup>2</sup>
- Living room with fireplace 17m<sup>2</sup>
- Kitchen 9m<sup>2</sup>
- WC

The first floor

- Two bedrooms (approximately 12.50m<sup>2</sup> each)
- WC 1.25m<sup>2</sup>
- Shower room 3.40m<sup>2</sup>

The last floor

- Two bedrooms 16m<sup>2</sup> and 9m<sup>2</sup>
- WC 1.70m<sup>2</sup>

- Cellar
- Garden
- Everything in the sewer
- City gas heating

The house benefits from double glazing, town gas central heating, mains drainage, fibre optic internet and recent electrics.

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

## LOCAL TAXES

**Taxe foncière: 500 EUR**

**Taxe habitation: EUR**

## NOTES