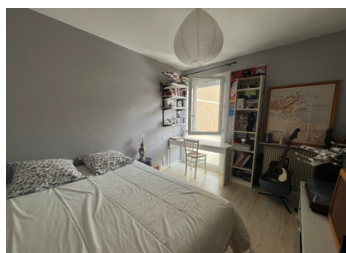
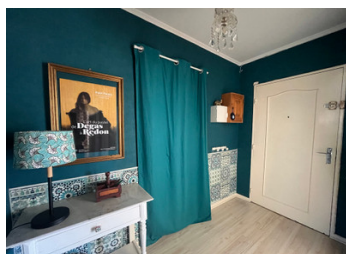


## Warm apartment in a residence on the banks of the Dordogne



## INFORMATION

Town:	Sainte-Foy-la-Grande
Department:	Gironde
Bed:	2
Bath:	1
Floor:	80 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

This apartment is located on the first floor of a very quiet residence, comprising a dozen co-owners. The house is made up of an entrance, a kitchen, a small pantry, a toilet, a bathroom, two bedrooms and a bright living/dining room thanks to large openings giving access to a balcony with a view of the Dordogne.

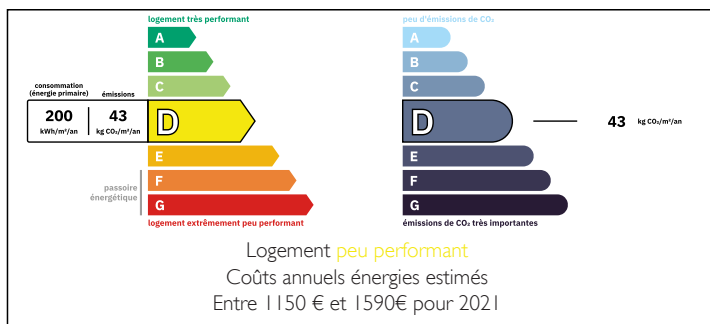
This property also includes a 21 m<sup>2</sup> garage.

Everything in the sewer

Double glazing joinery

Gas boiler installed in 2020

## 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.



## DESCRIPTION

Measurement of the apartment:

- Entrance: 4.25m<sup>2</sup>
- Cellar: 2.01m<sup>2</sup>
- Kitchen: 9.34m<sup>2</sup>
- Living room / Dining room: 33.71m<sup>2</sup>
- Corridor: 8.03m<sup>2</sup>
- Shower room: 2.12m<sup>2</sup>
- WC: 1m<sup>2</sup>
- Bedroom 1: 9.14m<sup>2</sup>
- Dressing room: 1.99m<sup>2</sup>
- Bedroom 2: 9.23m<sup>2</sup>
- Total: 80.82m<sup>2</sup>

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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: 753 EUR

Taxe habitation: EUR

## NOTES