

House close to shops and amenities



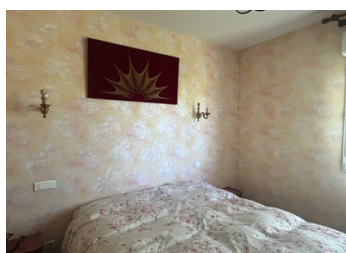
INFORMATION

Town:	Pineuilh
Department:	Gironde
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	1220 m2

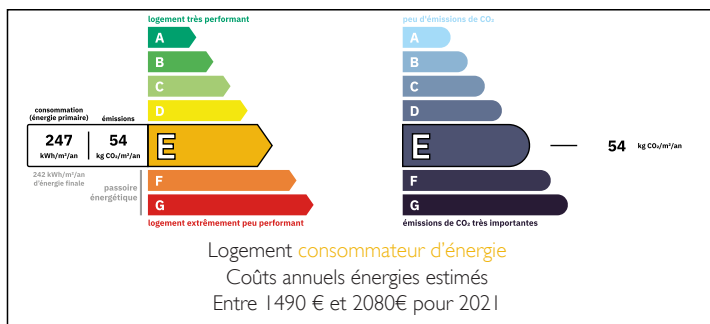
IN BRIEF

This house located in a residential area is close to shops, schools, amenities and the Sainte Foy la Grande train station (Bordeaux/Sarlat line).

In the middle of a fully enclosed garden of approximately 1200m², this house has on the garden level two garages and the entrance leading to the living area on the first level which serves two bedrooms, a toilet and a bathroom. water for the sleeping area and a bright living room opening onto a balcony and a fitted kitchen opening onto a large terrace overlooking the garden.



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

Ground floor :

- Entrance 10m²
- Outbuildings: 50m²

Housing:

- Landing: 6.80m²
- Living room: 27 m²
- Kitchen: 9 m²
- Cellar: 2.60m²
- Bedroom 1: 9.15 m²
- Bedroom 2: 8.75 m²
- Shower room: 3.70m²
- WC: 1.40m²

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

LOCAL TAXES

Taxe foncière: 850 EUR

Taxe habitation: EUR

NOTES