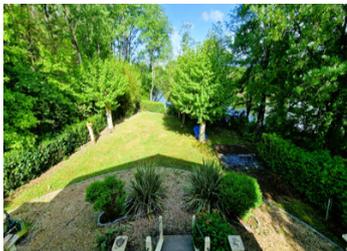


Charming 2-Bedroom Home with River Access, Garage & Garden



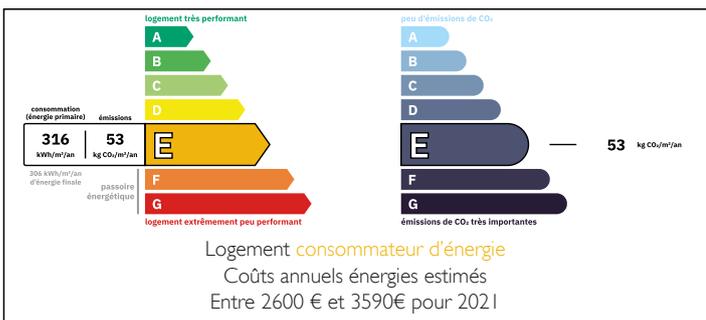
INFORMATION

Town:	Saint-Médard-de-Guizières
Department:	Gironde
Bed:	2
Bath:	1
Floor:	97 m ²
Plot Size:	2960 m ²

IN BRIEF

This charming 2-bedroom house in Saint-Médard-de-Guizières offers a peaceful setting with river access, private parking, a garden, garage, and cellar. The home features two terraces—one at the front and one at the back, overlooking the garden and river. Inside, the ground floor includes a bright living and dining area, fully equipped kitchen, and a study. Upstairs are two bedrooms, a bathroom with both a bathtub and shower, and a separate toilet. Modern features include double glazing, gas central heating, a recent combi-boiler, alarm system, and a septic tank updated in 2013. The property is located just 15 minutes on foot from the train station with direct trains to Bordeaux and Périgueux. Ideal for a professional couple, small family, or as a holiday retreat. The property is within easy reach of local amenities and offers a perfect balance of...

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

This charming 2-bedroom house in Saint-Médard-de-Guizières offers the perfect blend of peaceful living and modern convenience, with river access, private parking, a beautiful garden, garage, and cellar. Imagine sipping your morning coffee on one of the two terraces, one at the front and one at the back, while enjoying the serene views of the garden and river. The property is perfect for those who crave a tranquil lifestyle without sacrificing the benefits of being close to town.

Inside, the bright and inviting living area creates a warm space for family gatherings, while the fully equipped kitchen is ideal for preparing delicious meals. Upstairs, you'll find two cozy bedrooms, each offering a peaceful retreat, along with a modern bathroom complete with both a bathtub and shower.

This home is not just about the physical features; it offers a lifestyle. Whether you're a professional couple, a small family, or seeking a relaxing holiday retreat, this house promises to be your perfect sanctuary. With double glazing, gas central heating, a recent combi-boiler, and an updated septic tank (2013), you'll experience comfort all year round.

Located just 15 minutes from the train station, with direct routes to Bordeaux and Périgueux, you're perfectly positioned to enjoy the peaceful countryside while staying connected to the city's vibrancy. Create lasting memories in this charming home—schedule a viewing today and let this house be the backdrop for your next chapter!

Kitchen - 12 m²
Living/dining room - 29 m²
Study - 16 m²
Bedroom 1 - 12 m²
Bedroom 2...

LOCAL TAXES

Taxe foncière:	1 679 EUR
Taxe habitation:	EUR

NOTES