

Set comprising a dwelling with swimming pool and a stone house to renovate

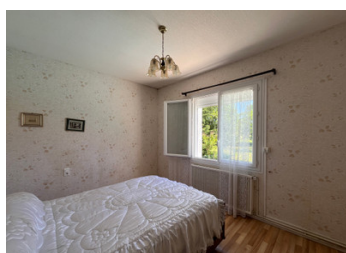


INFORMATION

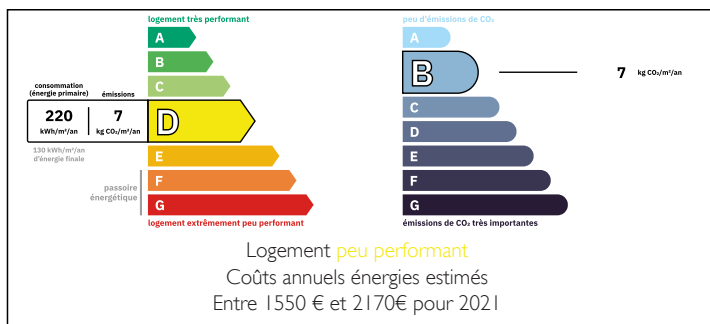
Town:	Ligueux
Department:	Gironde
Bed:	3
Bath:	1
Floor:	138 m2
Plot Size:	7710 m2

IN BRIEF

Located 8 kilometers from the bastide of Sainte Foy la Grande, its shops, its train station and its renowned market and 4 kilometers from the Vigiers golf course, this house will offer you the calm of the countryside



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

The house includes a veranda (11.80m²), an entrance/hallway (15.50m²), a dining room (15.80m²), a kitchen (23.50m²) adjoining a veranda (11.80m²), a living room (31m²), a bathroom (7.30m²), a toilet, three bedrooms (11.40m², 9.50m² and 11.40m²), a boiler room (13.10m²), a workshop (13.20m²).

The swimming pool is surrounded by a terrace and fenced with a covered terrace.

The property also includes a stone house to be completely renovated and could create a gite or guest house.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES