

## BOURGEOISE HOUSE IN THE CITY CENTRE 5 BEDROOMS including 3 suites LARGE GARDEN SWIMMING POOL



### INFORMATION

Town:	Coutras
Department:	Gironde
Bed:	4
Bath:	3
Floor:	250 m2
Plot Size:	4000 m2

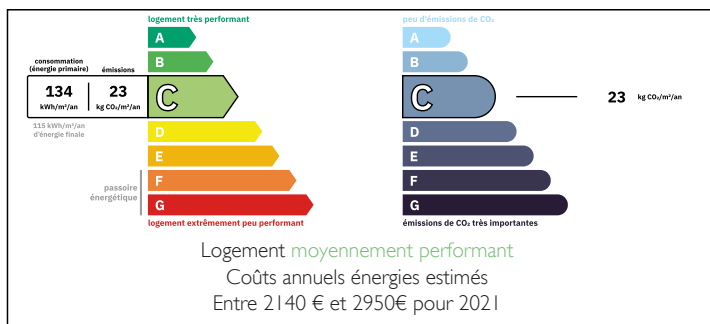


### IN BRIEF

COUTRAS CITY CENTRE: 250 m<sup>2</sup> stone town house fully renovated SINCE 2022, on 2 levels with garage, cellar and large attic.

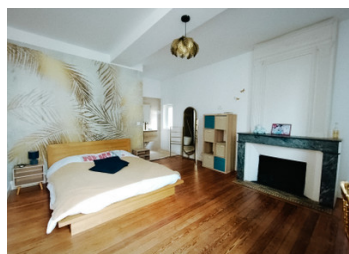
Large plot of 4000 m<sup>2</sup> in a quiet location with swimming pool and spring.

### 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

My favourite property in the centre of Coutras.

This magnificent bourgeois house has been undergoing renovation since 2022.

The old features such as parquet flooring, cement tiles and mouldings have been preserved and enhanced.

High ceilings.

Currently 3 suites, 2 bedrooms, 1 large fitted kitchen, 1 living room with bow window.

A large cellar, garage and workshop complete this property.

New saltwater swimming pool.

There is just some finishing work to be done.

To discover quickly

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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: 3015 EUR

Taxe habitation: EUR

## NOTES