

Under offer



## INFORMATION

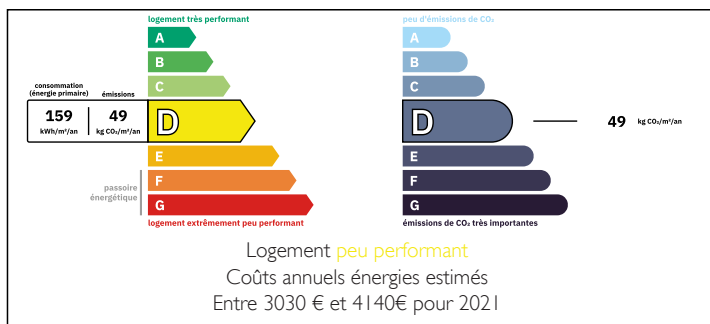
Town:	Les
Department:	Lèves-et-Thoumeyragues Gironde
Bed:	4
Bath:	2
Floor:	230 m2
Plot Size:	7789 m2



## IN BRIEF

This semi-detached stone country house offers several development possibilities with its 320m<sup>2</sup> of living space. The house can be separated into two parts, with a main house of 163m<sup>2</sup> and an adjoining studio of 66m<sup>2</sup>, or used as a family home. The main house is composed on the ground floor of an entrance which leads to the kitchen, a living room with its stone fireplace, then a laundry room with WC. The staircase which leads upstairs serves two adjoining bedrooms, an office, a bedroom with dressing room, a bathroom and a toilet. The part that can be used as a gîte, accessible via the kitchen, has a separate entrance. There you will find: a living/dining room with its open kitchen, bathroom, a toilet and a mezzanine with a bedroom. Outside, adjoining the house, a workshop and...

## 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

Main house of 163.81m<sup>2</sup>

Ground floor

- Entrance: 10.78m<sup>2</sup>
- Laundry room: 10.45m<sup>2</sup>
- Kitchen: 27.30m<sup>2</sup>
- Living room: 36.95m<sup>2</sup>
- Total --> 85.48m<sup>2</sup>

Floor

- Bedroom: 18.18m<sup>2</sup>
- Bedroom: 18.89m<sup>2</sup>
- Landing: 1.66m<sup>2</sup>
- WC: 2.15m<sup>2</sup>
- Office: 13.35m<sup>2</sup>
- Bathroom: 4.68m<sup>2</sup>
- Bedroom (14.28m<sup>2</sup>) with dressing room (5.14m<sup>2</sup>)
- Total --> 78.33m<sup>2</sup>

## LOCAL TAXES

Taxe habitation: EUR

Studio:

Ground floor

- Living/dining room: 20m<sup>2</sup>
- Kitchen: 7m<sup>2</sup>
- WC: 2.30m<sup>2</sup>
- Shower room: 5.08m<sup>2</sup>
- Total --> 34.38m<sup>2</sup>

Floor

- Mezzanine: 7.80m<sup>2</sup>
- Landing: 15.29m<sup>2</sup>
- Bedroom: 9.21m<sup>2</sup>
- Total --> 32.30m<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>

## NOTES