



Ref: A33275CAH33

Price: 450 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (425 000 EUR without fees)

Stone house



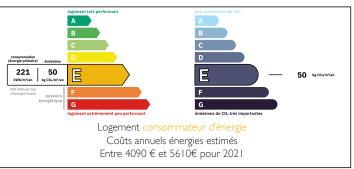












INFORMATION

Town: Saint-André-et-Appelles

Department: Gironde

Bed: 6

Bath: 4

Floor: 307 m2 Plot Size: 5405 m2

IN BRIEF

Nestled in the heart of the vineyards, this pretty six-bedroom house is very bright thanks to numerous openings. It offers beautiful volumes on two levels. On the garden level, you will find an entrance with an open kitchen on the right and a living/dining room on the left, each room having access to a terrace. A corridor leads to three bedrooms, two of which have access to a balcony, as well as a bathroom and a separate toilet. The basement can be used as an independent dwelling. It consists of three bedrooms including a master bedroom, as well as two bathrooms with WC. A beautiful living room with equipped kitchen completes the living space of this level which also includes a laundry room, a storage room, a boiler room and a garage. The house...

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.

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr



www.frenchestateagents.com

Ref: A33275CAH33 Price: 450 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (425 000 EUR without fees)







LOCAL TAXES

Taxe foncière: 1419 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Garden level

-Entrance: 7.60m² - Kitchen: 30.61m²

- Living/dining room: 60.69m²

- Corridor: 9.80m² - WC: 1.81m²

- Bedroom 1: 10.52m² - Bedroom 2: 11.92m²

- Bedroom 3 with dressing room: 24.11m²

- Room bathroom: 8.29m²

Total: 165.35m²

Basement

- Living room + open kitchen: 47m²

- Bedroom 4, WC + bathroom: 23.77m² - Bedroom 5: 9.30m² - Bathroom: 8.14m²

Bedroom 6: 13.16m²
Corridor: 19.60m²
Landing: 0.73m²

- Laundry room: 12.75m² - WC + Bathroom: 3.90m²

Boiler room: 9.14m²
Garage: 16.74m²
Reserve: 8m²
Total: 138.35m²

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