

House with garden near town

EXCLUSIVE



INFORMATION

Town:	Pineuilh
Department:	Gironde
Bed:	3
Bath:	1
Floor:	98 m2
Plot Size:	1670 m2

IN BRIEF

This charming house, close to the shops and amenities, is in need of some updating.

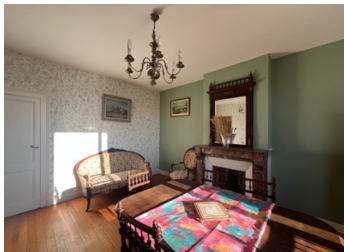
An entrance hall leads to two bedrooms, each with a fireplace, a study, a bathroom, a WC, a lounge/dining room with fireplace and a kitchen.

An upstairs could be created by converting the 54.52 m² attic.

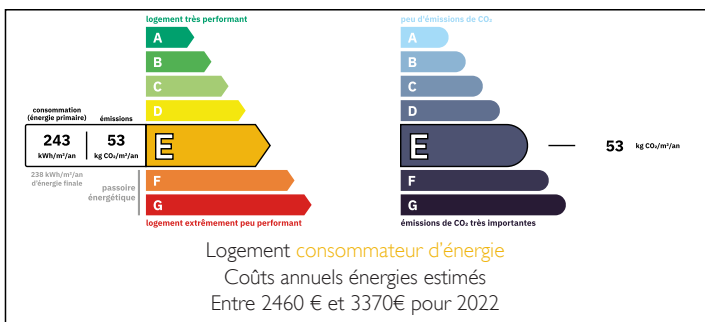
This property also benefits from outbuildings (approx. 85m²) with attic space that could be converted.

Well

The garden is fully enclosed with an electric gate.

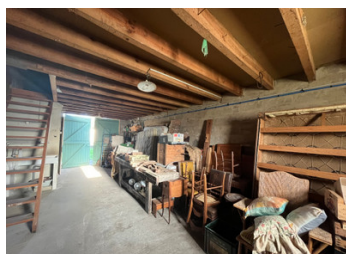
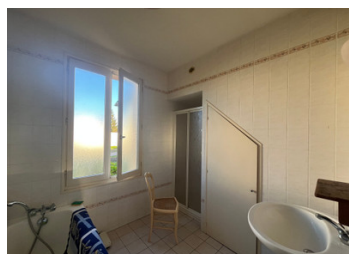


ENERGY - DPE



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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

- Entrance hall: 8,93m²
 - Bedroom: 12,70m², double bed
 - Bedroom : 15,26m²
 - Study: 12m² (about 129 sq ft)
 - Bathroom: 7,48m² with shower
 - WC: 1m² (1m²)
 - Dining room: 18,89m²
 - Kitchen: 14,42m² (14,42m²)
 - Veranda: 8,27m² (8,27m²)
- Total surface area: 98,95m²

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

LOCAL TAXES

Taxe foncière: 566 EUR

Taxe habitation: EUR

NOTES