

## HOUSE IN SOULIGNAC



## INFORMATION

Town:	Soulignac
Department:	Gironde
Bed:	3
Bath:	1
Floor:	140 m <sup>2</sup>
Plot Size:	700 m <sup>2</sup>

## IN BRIEF

Renovated stone house of 140m<sup>2</sup>, on a plot of 700m<sup>2</sup>.

In a hamlet, not far from Soulignac, renovated semi-detached stone house of 140m<sup>2</sup>, on a plot of 700m<sup>2</sup>.

Ground floor: fitted and equipped kitchen, living room, bedroom, study and separate wc.

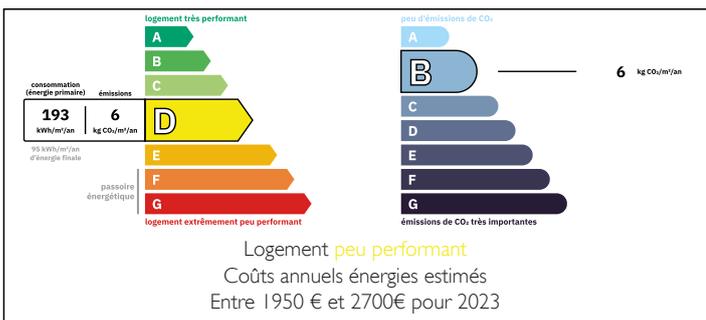
Upstairs: 2 bedrooms, a bathroom and a toilet.

A 120m<sup>2</sup> barn used as a garage adjoins the property and offers multiple renovation possibilities.

Wastewater system up to standard.

A very well-maintained, move-in ready house.

## 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

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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: 457 EUR

Taxe habitation: EUR

## NOTES