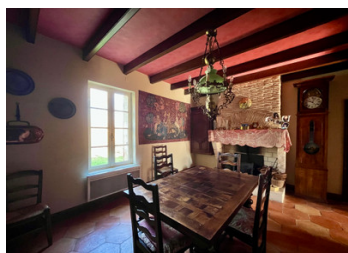


Country house with Dordogne river views



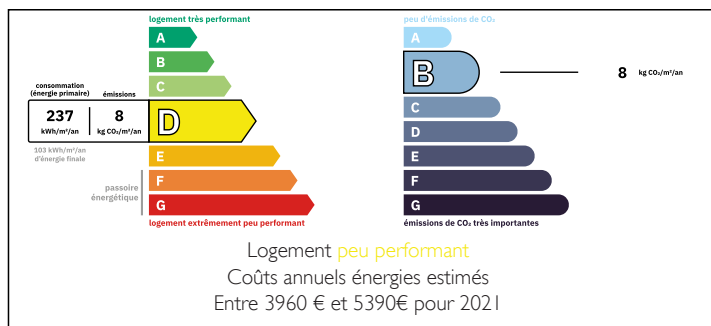
INFORMATION

Town:	Saint-Avit-Saint-Nazaire
Department:	Gironde
Bed:	5
Bath:	2
Floor:	282 m2
Plot Size:	14025 m2

IN BRIEF

This pretty family home welcomes you to its wooded park of just over one hectare. A through entrance with its view of the river leads you to a living room with its open fireplace, a dining room and its open fireplace, a fitted kitchen with its door giving access to the outside and two bedrooms, one of which has its bathroom and WC. Upstairs, the landing gives access to a games room, four bedrooms, a bathroom and a toilet. An adjoining barn of 83m² completes the property. The latter has a concrete slab, a mezzanine, the technical room for the swimming pool and a cellar. Outside, there is a swimming pool (12mx6m), it is heated and lit. The garden has direct access to the river. A well completes this property.

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

Ground floor

- Entrance hall: 20,78m²
- Living room: 24,97m²
- Bedroom: 21,36m² (with en-suite shower)
- Bathroom: 10,56m²
- Toilet: 4,40m²
- Dining room: 24,30m² with fireplace
- Kitchen: 11,26m² Bedroom
- Bedroom: 24,00m²
- Total surface area: 141,63m²

First floor

- Landing: 1,40m²
- Playroom: 48,60m²
- Hallway: 17,07m² Bedroom
- Pink room: 19,83m² Bedroom
- Blue bedroom: 11,87m²
- Red bedroom: 16,60m²
- Bathroom: 9,41m² with shower
- WC: 2,78m²
- Blue striped room: 13,00m²
- Total surface area: 140,56m²

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

LOCAL TAXES

Taxe foncière:	2108 EUR
Taxe habitation:	EUR

NOTES