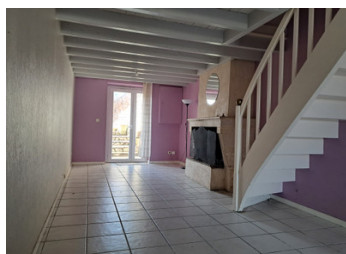


Pretty 3 bed character stone property with garden in quiet hamlet close to Cadillac en Fronsadais



INFORMATION

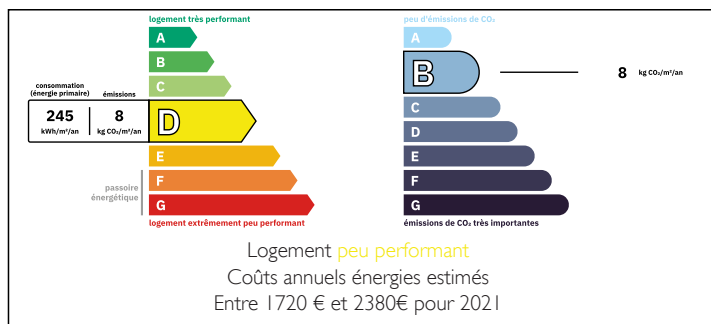
Town:	Cadillac-en-Fronsadais
Department:	Gironde
Bed:	3
Bath:	1
Floor:	115 m2
Plot Size:	333 m2



IN BRIEF

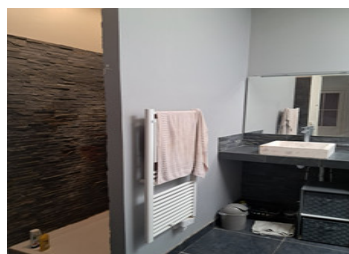
Stone property with open plan living/dining room with kitchen area, 3 good sized bedrooms, shower room, scope to develop further. Enclosed garden with terrace. Close to village of Cadillac en Fronsadais, 7km from St André de Cubzac

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

Situated in a quiet pretty hamlet near the village of Cadillac en Fronsadais, this attractive stone house with around 115m2 living space comprises living/dining room with fireplace around 49m2 with kitchen area, store room, laundry room/workroom (could be used to increase downstairs living space). Upstairs a large landing area leads to 3 bedrooms (25, 13.2, 13.4m2) 2 of which have beautiful fireplaces, as well as a recently renovated shower room with wc.

Double glazing, mains drainage, reversable heat pump, well.

Enclosed garden with decking area and small pond. Parking area to the front of the property. Perfectly habitable, a property to put your own stamp on.

LOCAL TAXES

Taxe habitation: EUR

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

NOTES