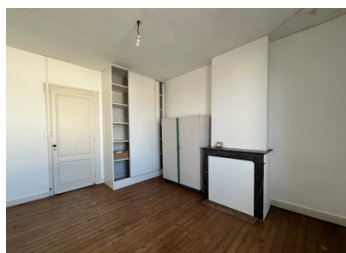


Town house with garden



INFORMATION

Town:	Sainte-Foy-la-Grande
Department:	Gironde
Bed:	4
Bath:	1
Floor:	119 m ²
Plot Size:	190 m ²

IN BRIEF

This town house for renovation is located in the centre of Sainte-Foy-la-Grande, close to the station, schools, shops and amenities.

The structure of the house is in good condition and does not require any major works, however the interior needs some decoration and refurbishment. The ground floor comprises an entrance hall, a living room, a kitchen and a bedroom. Upstairs, there are three bedrooms and a bathroom with WC. A second floor gives access to an attic. This property also includes a 47 m² cellar.

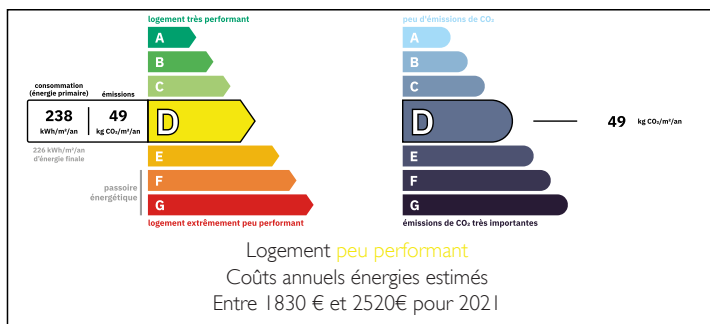
The latter benefits from a 119m² garden to the rear, with access from the other side of the street.

Gas central heating

Aluminium and PVC double-glazed joinery

Mains drainage

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: 1m² (1m²)
- Living room: 30m² (30m²)
- Corridor: 3m² (3ft²)
- Bedroom: 14m² (14m²)
- Kitchen: 11,60m², dining room
- Total surface area: 59,60m²

First floor

- Landing: 5,53m² Bedroom
- Bedroom (with garden view): 16,08m²
- Bathroom: 9,48m²
- Bedroom (opposite bathroom, street view): 10,07m²
- Bedroom (street view): 16,37m²
- Cupboard: 1,94m²
- Total surface area: 59,47m²

- External WC: 1m²
- Cellar: 47m²
- Attic space: 33,71m²

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

LOCAL TAXES

Taxe foncière: 1675 EUR

Taxe habitation: EUR

NOTES