

## UNDER OFFER



## INFORMATION

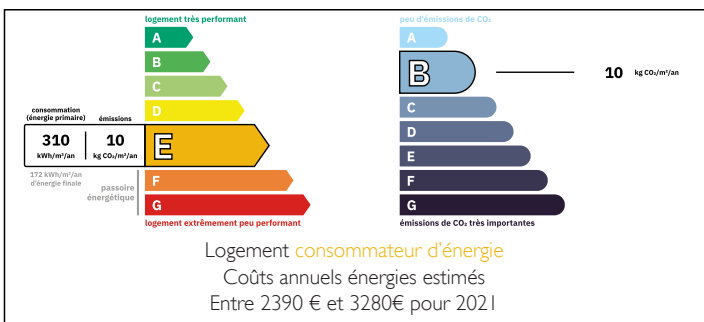
Town:	Saint-Philippe-du-Seignal
Department:	Gironde
Bed:	3
Bath:	1
Floor:	142 m <sup>2</sup>
Plot Size:	3985 m <sup>2</sup>



## IN BRIEF

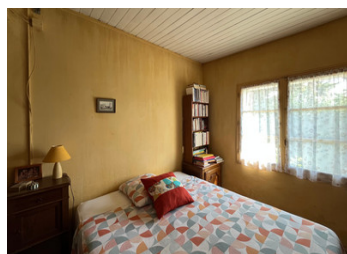
Located on the edge of a village, a few kilometers from the bastide town of Sainte Foy-la-Grande, this stone house is less than 6 km from the Vigiers golf course and 4 km from shops. It comprises a dining room with a fireplace, a kitchen, an office, a living room, a bedroom, and a shower room with toilet on the ground floor. Upstairs, a landing leads to two bedrooms and also provides access to a convertible attic. 230 m<sup>2</sup> of outbuildings adjoin the house, providing the possibility of expanding the living space. Part of the land is in a building zone, and the detachment of a plot of land for development is possible.

## 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:

- Dining room with fireplace 27.50m<sup>2</sup>
- Kitchen 13m<sup>2</sup>
- Office 8.42m<sup>2</sup>
- Living room 21m<sup>2</sup>
- Bedroom 12.70m<sup>2</sup>
- Shower room with toilet 6.70m<sup>2</sup>

Upstairs:

- Landing 27.50m<sup>2</sup>
- Two bedrooms 12.45 and 12.60m<sup>2</sup>
- Convertible attic 12m<sup>2</sup>
- Outbuildings adjoining the house 230m<sup>2</sup>
- Land 3985m<sup>2</sup>

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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: **666 EUR**

## NOTES