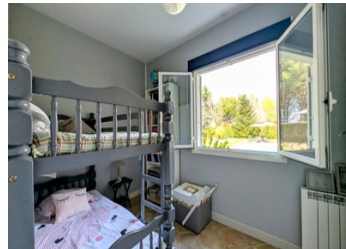
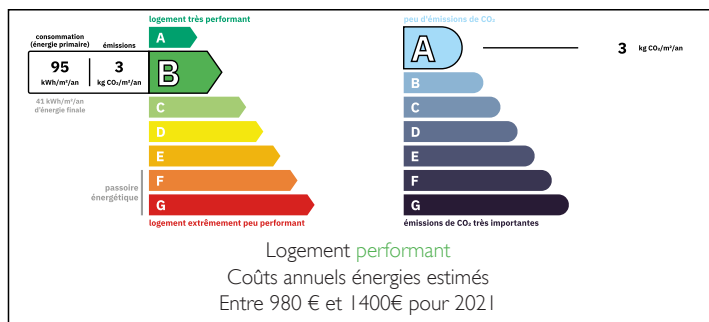


## House in Coutras 168m

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Coutras
Department:	Gironde
Bed:	4
Bath:	1
Floor:	168 m2
Plot Size:	3000 m2

## IN BRIEF

Energy-efficient family home with features that are rare in the area, set on a plot of 3000m².

168m² of living space in excellent condition, including a shower room and an open-plan kitchen opening onto a lounge and a fitted veranda. A bright, south-facing living area of 85m².

The house now comprises 4 bedrooms and 1 utility room, with the possibility of different layouts to suit different tastes.

Heated 9.5x4 swimming pool with pool house. 74m² garage/workshop.

Heat pump with thermodynamic tank, solar panels to control energy costs.

Estimated annual energy costs for the property: 980 to 1400 euros per year.

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.



## LOCAL TAXES

**Taxe foncière:** 2223 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Energy-efficient family home with features that are rare in the area, set on a plot of 3000m<sup>2</sup>.

168m<sup>2</sup> of living space in excellent condition, including a shower room and an open-plan kitchen opening onto a lounge and a fitted veranda. A bright, south-facing living area of 85m<sup>2</sup>.

The house now comprises 4 bedrooms and 1 utility room, with the possibility of different layouts to suit different tastes.

Heated 9.5x4 swimming pool with pool house.  
74m<sup>2</sup> garage/workshop.

Heat pump with thermodynamic tank, solar panels to control energy costs.

Estimated annual energy costs for the property: 980 to 1400 euros per year.

Less than a kilometre from shops and 5 minutes from the highway.

No refurbishment required.

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