

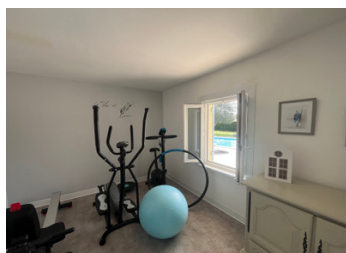
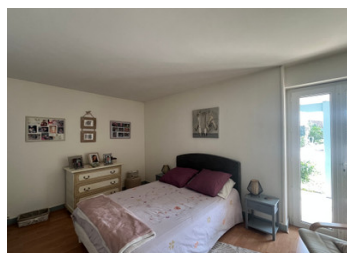
## Stone house in perfect condition with swimming pool

### EXCLUSIVE



### INFORMATION

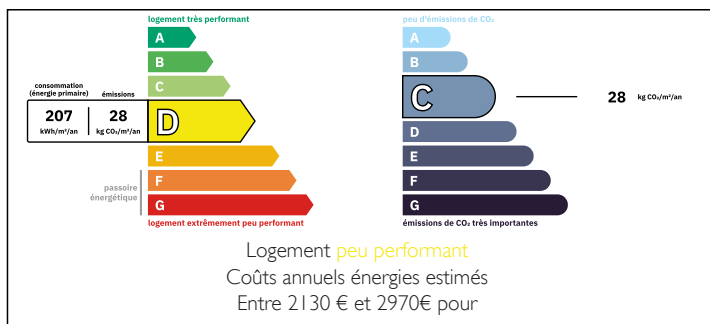
Town:	Saint-André-et-Appelles
Department:	Gironde
Bed:	3
Bath:	1
Floor:	153 m2
Plot Size:	2076 m2



### IN BRIEF

This charming, tastefully renovated house offers single-story living, with a bedroom and bathroom located on the ground floor. The ground floor comprises a living/dining room with a fireplace, a fitted and equipped kitchen, a bedroom, a shower room, and a toilet. Upstairs, there are two bedrooms. Outside, adjoining the house, a very bright winter lounge and a gym open onto a terrace and the swimming pool overlooking a beautiful, well-maintained, wooded park with no overlooked views. A double garage, a workshop, and a wood store complete this property. The 2,076m<sup>2</sup> garden is fully enclosed with two entrances to the property. The land is in a building zone and could potentially be detached.

### 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.



## LOCAL TAXES

Taxe foncière: 700 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

### Ground Floor

- Living Room: 39.00m<sup>2</sup>
- Kitchen: 16.60m<sup>2</sup>
- Pantry: 4.50m<sup>2</sup>
- Under Stairs: 5.90m<sup>2</sup>
- Hallway: 4.00m<sup>2</sup>
- WC: 1.70m<sup>2</sup>
- Shower Room: 8.40m<sup>2</sup>
- Bedroom: 14.50m<sup>2</sup>
- Winter Lounge: 21.35m<sup>2</sup>
- Gym: 9.30m<sup>2</sup>
- Total: 125.25m<sup>2</sup>

### First Floor

- Landing: 2.00m<sup>2</sup>
- Bedroom: 12.30m<sup>2</sup>
- Closet: 3.20m<sup>2</sup>
- Bedroom: 11.00m<sup>2</sup>
- Total: 28.50m<sup>2</sup>

### Outbuildings

- Kennel: 6m<sup>2</sup>
- Double garage: 30m<sup>2</sup>
- Workshop: 10m<sup>2</sup>
- Wood storage: 6m<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>