



Ref: A36188CAH33

Price: 99 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (90 000 EUR without fees)

Three-bedroom house in a quiet location

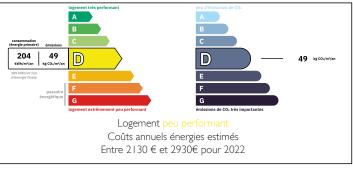












INFORMATION

Town: Margueron

Department: Gironde

Bed: 3

Bath:

Floor: 80 m²

Plot Size: 444 m2

IN BRIEF

Quietly located in a small country estate, this house is habitable without any work. The entrance leads to a living room, a kitchen, a bedroom, a bathroom, and a toilet. The upper floor includes two bedrooms and a landing. The kitchen leads to an adjoining garage. The garden of approximately 400m² is enclosed.

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.

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DESCRIPTION

Entrance: 4.09m2 Living room: 17.84m2 Bathroom: 4.87m2 WC: 1.69m2 Hallway: 5.48m2 Bedroom 1: 13.94m2 Kitchen: 9.20m2 Landing: 1.68m2 Bedroom: 8.95m2

Bedroom: 11.96m2 Garage: 16.72m2

Double-glazed windows
Gas heating

Collective sanitation

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

LOCAL TAXES

Taxe habitation: EUR

NOTES