

## Charming, spacious and bright townhouse



## INFORMATION

Town:	Sainte-Foy-la-Grande
Department:	Gironde
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	300 m2

## IN BRIEF

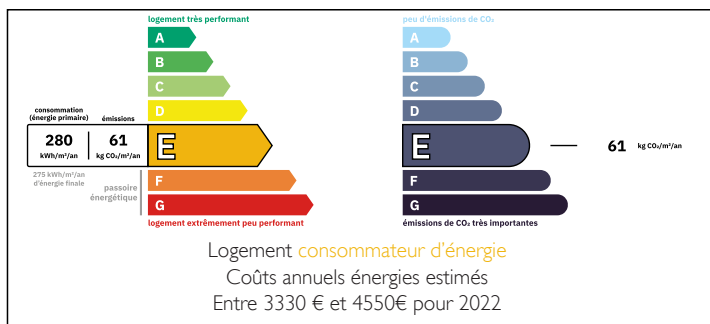
This townhouse requiring some work is located in the bastide town of Sainte-Foy-la-Grande, close to the station, schools, shops and amenities.

The first floor comprises an entrance hall, living room, kitchen and bedroom with en suite bathroom. Upstairs are three bedrooms and a bathroom with toilet.

The latter benefits from a pleasant 300m<sup>2</sup> garden planted with trees, with a gate for a possible car entrance.

Heating: town gas  
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: 9,27m<sup>2</sup>
  - WC: 1,53m<sup>2</sup>
  - Kitchen: 17,29m<sup>2</sup>
  - Living room: 26,05m<sup>2</sup>
  - Utility room: 8,39m<sup>2</sup>
  - Bedroom: 14,79m<sup>2</sup>
  - Bathroom: 5,98m<sup>2</sup>
  - Storage room: 1m<sup>2</sup>
- Total : 84,30m<sup>2</sup>



Floor:

- Landing: 9,33m<sup>2</sup>
  - Bedroom 1: 14,18m<sup>2</sup>
  - Bedroom 2: 11,58m<sup>2</sup>
  - Bedroom 3: 11,51m<sup>2</sup>
  - Bathroom: 9,13m<sup>2</sup>
- Total: 55,73m<sup>2</sup>

- Boiler room: 15,29m<sup>2</sup>
- Attic: 30,22m<sup>2</sup>
- Garage: 14,26m<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: 1357 EUR

Taxe habitation: EUR

## NOTES