

Renovation project



INFORMATION

Town:	Saint-Avit-Saint-Nazaire
Department:	Gironde
Bed:	2
Bath:	2
Floor:	0 m ²
Plot Size:	0 m ²

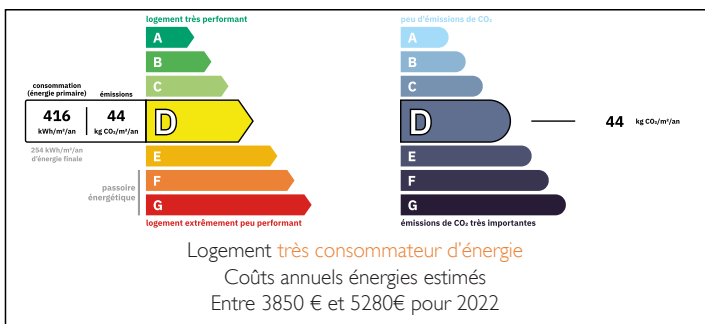
IN BRIEF

In the middle of a small country hamlet, this former barn awaits renovation and offers great potential as a family home.

It is currently divided into two independent apartments, each approximately 50 m², and requires some upgrading.

Located less than 5 km from the fortified town of Sainte Foy-la-Grande, its shops, amenities (schools, train station, etc.), and its renowned market.

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

Apartment 1 - 50m²

Apartment 2 - 50m²

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