

Stone character 3 bed property with garden close to centre of Salignac



INFORMATION

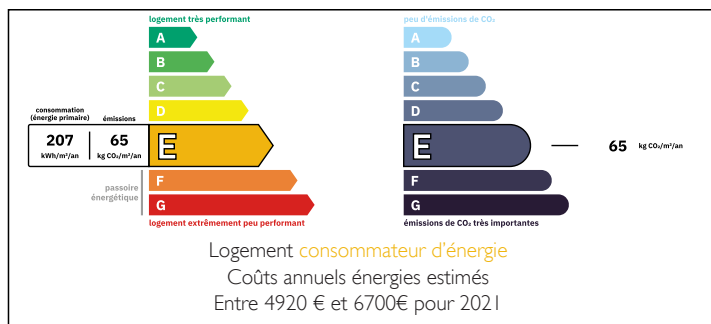
Town:	Val de Virvée
Department:	Gironde
Bed:	3
Bath:	2
Floor:	188 m2
Plot Size:	671 m2

IN BRIEF

Charming stone property close to centre of village with amenities. Lounge with fireplace, fitted dining kitchen, second lounge / dining room, office, 3 bedrooms, 2 bathrooms. Central heating, double glazing, mains drainage. Enclosed garden with terrace. Close to centre of Salignac, less than 10 minutes to St André de Cubzac



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

Renovated stone property with bags of character. Around 188m2 living space with large lounge around 30m2 with stone fireplace, second lounge/dining room 30m2 with stairs leading to upstairs, fitted dining kitchen 23m2 with fireplace, plus utility room & storage room, office 22m2, wc. Upstairs 3 large bedrooms - 2 around 15m2 each plus a large master suite 39m2 with exposed beams, bath & shower cubicle, wardrobe area, plus separate family bathroom, wc. Attic area for storage.

Oil central heating, mains drainage, double glazing throughout most of the house.

Garden 671m2 with terrace area & well.

Stylish renovation, loads of charm & very cosy feel. Close to the village of Salignac (épicerie, boulangerie, pharmacy, school etc), around 25 minutes from the outskirts of Bordeaux. A great family home or second home.

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