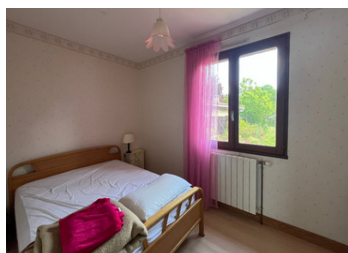


Under offer



INFORMATION

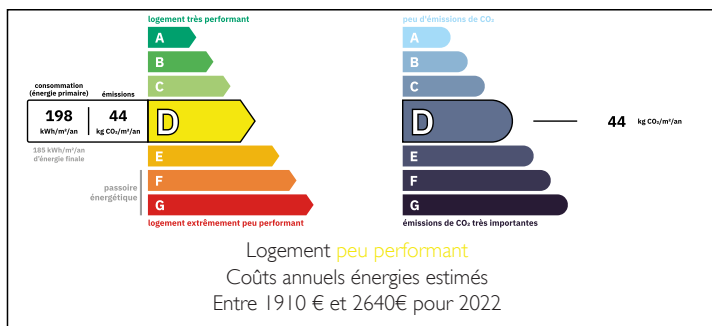
Town:	Saint-Avit-Saint-Nazaire
Department:	Gironde
Bed:	3
Bath:	1
Floor:	92 m2
Plot Size:	3513 m2

IN BRIEF

This bungalow is quietly located in a country village (including a primary school and a grocery store) and is 5 kilometers from the shops of Saintes Foy-la-Grande, a town with shops and all amenities.

Built on a crawl space, it features three bedrooms, outbuildings, and a large, fully enclosed garden.

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

Hallway: 4.91 m²

WC: 2.16 m²

Bathroom: 4.96 m²

Bedroom 1: 12.84 m²

Bedroom 2: 11.96 m²

Bedroom 3: 11.47 m²

Veranda: 13 m²

Rear veranda: 28.82 m²

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