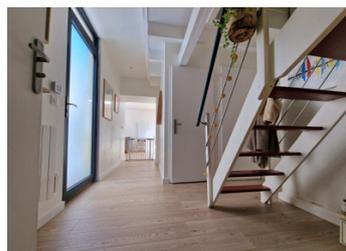


Stone cottage with contemporary extension



INFORMATION

Town:	Bègles
Department:	Gironde
Bed:	3
Bath:	1
Floor:	74 m ²
Plot Size:	25 m ²

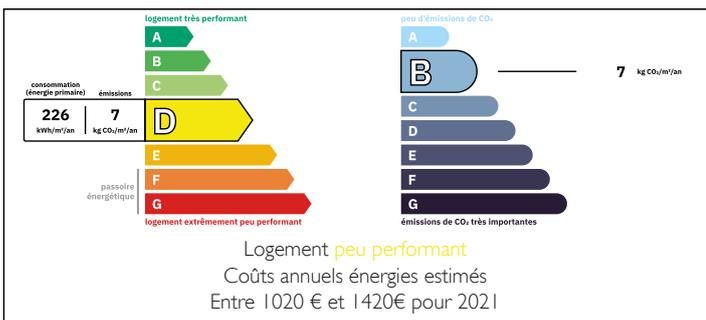


IN BRIEF

This pretty stone cottage has married character with contemporary design. The bright 22m² living space includes a fitted kitchen with a Nordic feel. The West facing sliding doors open onto a 25m² enclosed terrace perfect for entertaining. The main bedroom, bathroom, laundry room and WC are to be found in the original cottage on the ground floor. The upper level has 2 attic rooms with velux windows and sloping ceilings.

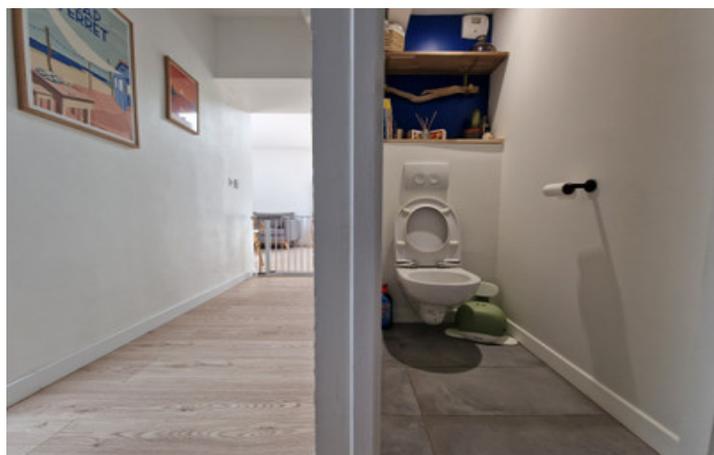
This turn-key property that has been tastefully renovated offers city living 600m from the Barrière de Bègles, 500m from Tram C and 2km from Bordeaux's Gare St Jean.

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

This tastefully renovated stone cottage was extended in 2018 to offer a 22m² open living space. The extension is under building guarantee. The property opens onto a delightful 25m² private terrace. The property offers ground floor living with the 11m² main bedroom, WC and bathroom all on the ground floor. 2 attic bedrooms measuring 11m² of floor space have a velux window and sloping ceilings (3m² in each bedroom is above 180cm ceiling height).

The living room is light, offering West facing sliding doors onto the terrace as well as a large skylight above the dining area. The main entrance is to be found on the original cottage side of the property with access onto a hallway leading to the main bedroom, WC, bathroom, laundry room and into the main living space. A plan is available on our website. The property has electric heating.

The cottage is located 25m from the road via a private passage which also provides access to 3 other cottages. This property is at the end of the passage and offers privacy. Tram C is 500m from the cottage. The popular shops at the Barrière de Bègles are 600m from the property. Gare St Jean is 2km.

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

LOCAL TAXES

Taxe foncière: 1153 EUR

Taxe habitation: EUR

NOTES