

6-bedroom house, swimming pool . A family project, bed and breakfast or liberal profession would be perfect he



INFORMATION

Town:	Saint-Denis-de-Pile
Department:	Gironde
Bed:	6
Bath:	3
Floor:	350 m2
Plot Size:	1696 m2



IN BRIEF

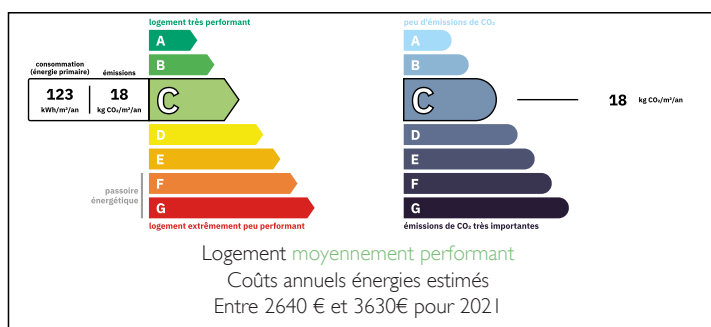
On a 1696 m² plot, this 352 m² house offers a pleasant and functional living environment. With its 9 rooms, including 6 bedrooms, it is ideal for families looking for a generous and comfortable living space (3 bathrooms).

The house, built in 1900, has retained its charm while benefiting from a high-quality renovation. The exposure allows for natural light throughout the day, while the pool house, carport, and swimming pool add a touch of conviviality.

Ideally located near public transportation, it offers easy access to amenities without overlooking neighbors.

This house is a quality property, worth discovering for its development potential. A life project awaits you in this pleasant and functional setting. Part of the house still needs updating.

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

Room sizes

GROUND FLOOR

Main entrance (green stone staircase) 7.40m²

Office '(with fireplace and R+I access) 11.70m²

Lounge 26.11m²

Living room n°2 21.71 m²

Kitchen 23.75m²

Living room N°1 35m²

Bedroom n1 19.02m²

Bathroom and shower (+ cupboards) 12.18m²

Utility room , technical space 7.49m²

Wc 2.11m²

Cellar 8.03m²

Garage 26.70m²

FLOOR

Living room on mezzanine 10m²

Shower room +wc 8.21m² (5.64 m² hors rampant)

Bedroom n2 13.10m²

Study n2 8.31m²

landing 2m²

Closet 1.75m²

Storage room n3 4.20m²

Bedroom n3 17. 65m²

Bedroom n4 24m²

Bedroom n5 24.12 m²

Storage n4 14.92 m² (+ 4.06)

Storage n5 13.09 m²

Bedroom n6 12.91m²

Dressing room 5.78m²

Shower room 15.11 m² (9.23 ma hors rampant)

Wc n2 1.80m²

Carport 70m²

Swimming pool

Fenced garden 1696m²

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

LOCAL TAXES

Taxe foncière: **3014 EUR**

Taxe habitation: **EUR**

NOTES