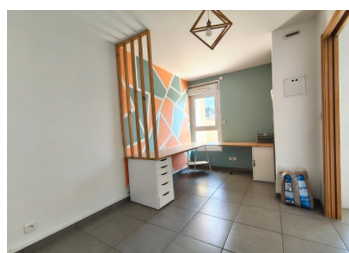


Under offer: 3-bedroom single-level house in Pessac. Minutes from center.



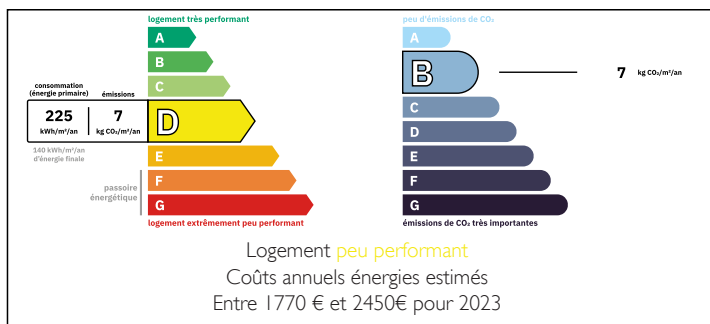
INFORMATION

Town:	Pessac
Department:	Gironde
Bed:	3
Bath:	1
Floor:	98 m2
Plot Size:	282 m2

IN BRIEF

98 m² single-level house in Pessac Monteil - Ideally located in a quiet residential area, we welcome you to explore this lovely 4-room home on a comfortable plot.

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

98 m² single-level house in Pessac Monteil - Ideally located in a quiet residential area, we welcome you to explore this lovely 4-room home on a comfortable plot. Large living room with garden views and wood pellet-burner with entrance, living-dining room, open kitchen, 3 bedrooms, bathroom with 2 walk-in showers, separate toilet, pantry and laundry room. Enclosed reception garden at the front of the house with vegetable garden. Relaxing garden at the rear with terrace. Pape Clément nursery school, Jacques Cartier primary school, Noés local middle school, Pape Clément local high school TRAM B line only 10 minutes on foot, Bakery only 7 minutes by foot. Great for first-time home buyers.

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

LOCAL TAXES

Taxe foncière: 1362 EUR

Taxe habitation: EUR

NOTES