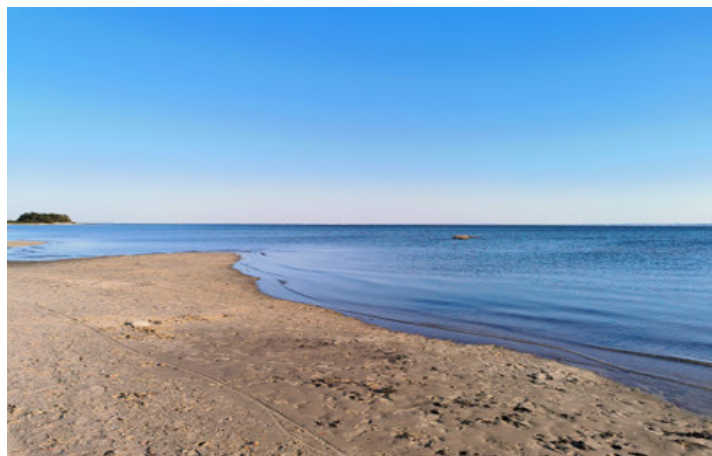


Tastefully renovated, single storey, 5 bedroom house with pool and jacuzzi surrounded by nature in Arès



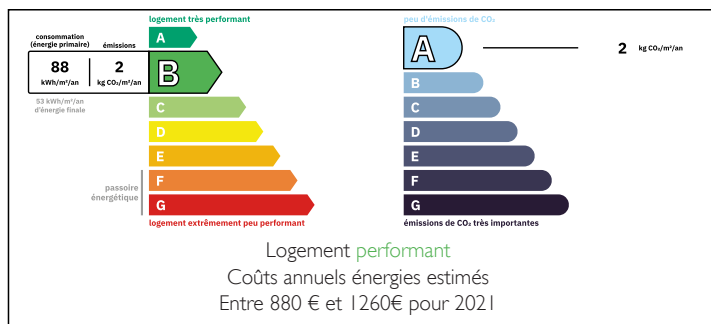
INFORMATION

Town:	Arès
Department:	Gironde
Bed:	5
Bath:	2
Floor:	185 m2
Plot Size:	750 m2

IN BRIEF

185m², single storey living space on quiet landscaped 750m² plot surrounded by trees. This stylish property was extended and renovated in 2022 to offer a bright 70m² open plan living area as well as 5 bedrooms. A swimming pool, jacuzzi, summer kitchen, terrace and lawn surround this detached property. Further information available after initial contact.

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 single storey 5 bedroom property was extended and renovated tastefully in 2022. The bright 70m² living space encompasses the kitchen, dining and living areas. Sliding doors open onto the swimming pool and summer kitchen. The living room has a wood burner. The house has reversible air conditioning. The 5 bedrooms include a parental suite with shower and bath. Further information is available after initial contact.

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

LOCAL TAXES

Taxe foncière: 1556 EUR

Taxe habitation: EUR

NOTES