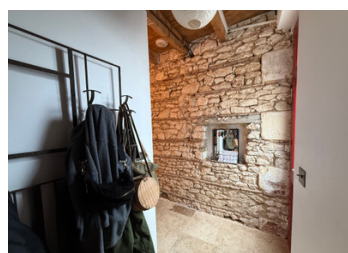
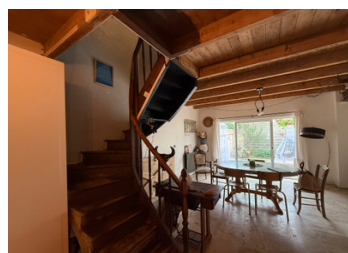


A recently renovated two bedroom townhouse with loft conversion, garage and secluded courtyard garden.



## INFORMATION

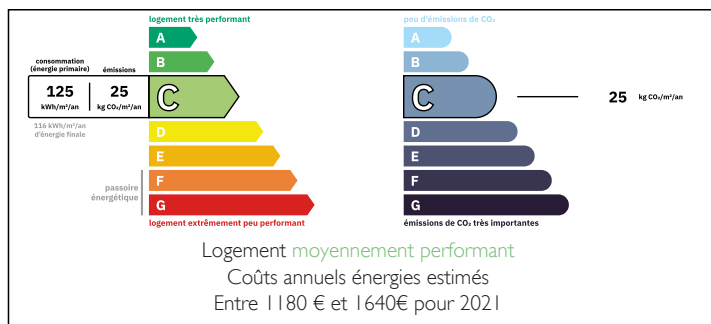
Town:	Sainte-Foy-la-Grande
Department:	Gironde
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	42 m2



## IN BRIEF

This is a recently renovated property close to the station and airports Bordeaux 1h and Bergerac 25 mins. It has large kitchen dining area which opens into a lounge area and a mezzanine tv room. It has two bedrooms on the first floor and another large room which could be used as a bedroom on the second floor. It has 1 shower room and a W.C. on the ground floor. The garage is plumbed and has a laundry/utility area .

## 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 town house benefits from a new roof 2023 and was insulated and double glazing was installed at the same time. It has town gas and town drainage. It also has a shared well, all the electrics and plumbing have also been replaced. It benefits from garage for off street parking.

Enter the front door into a hallway with separate W.C approx 1.59m sq. Hallway opens out into the kitchen dining room and then into a lounge area. There is travertine tiling throughout. The kitchen was newly installed in 2023 has glossy glazed tile backsplash . ground floor area approx 116 m sq. From the lounge area down 3 steps into the garage with laundry room, room for 1 car, recently insulated approx 16.05 m sq .There is a mezanine area above the garage with limited head space could be used as tv room/office/occasional bedroom. in areas approx 14.07 m sq. From the dining area up wooden staircase to 1st floor bedroom room overlooking the courtyard approx 9.93 m sq Shower room with W.C. approx 4.74 m sq Front bedroom approx 12.86m sq. The house has a new gas boiler and radiators throughout (town gas)

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

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