

Beautifully Renovated Home with Exceptional Access to Bordeaux, Angoulême & Local Amenities



INFORMATION

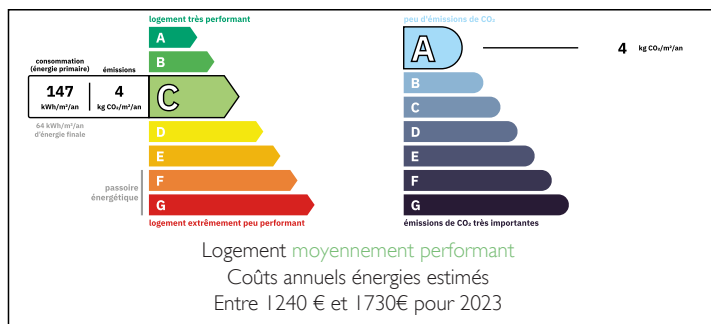
Town:	Les Églisottes-et-Chalaures
Department:	Gironde
Bed:	3
Bath:	2
Floor:	90 m ²
Plot Size:	3933 m ²

IN BRIEF

This immaculately presented property offers stylish, modern living in a superbly convenient location. Just a short walk from a train station with direct links to Bordeaux and Angoulême, the home is ideally positioned near essential amenities including a pharmacy, boulangerie, a school and doctors, and the thriving town of Coutras with its supermarkets and access to the A89. Inside, the home has been tastefully renovated throughout with a sleek kitchen, spacious dining and living areas, a luxurious bathroom, and flexible bedroom layout perfect for families or guests. Outside, the fully enclosed garden offers privacy and space with mature hedges, terrace for entertaining, a double garage and carport with water and electric points, and a charming outbuilding with veranda. This is a move-in ready gem is an opportunity not to be missed.



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.



LOCAL TAXES

Taxe foncière: 1300 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Set in an exceptionally convenient location, this beautifully renovated property offers stylish living just minutes from excellent transport links and everyday essentials. Whether you're commuting, seeking a family base, or looking for a peaceful retreat with everything within reach, this home ticks all the boxes.

Located within walking distance to a train station offering direct connections to Bordeaux and Angoulême, the property also benefits from proximity to a pharmacy and boulangerie just a couple of minutes' drive away. The nearby town of Coutras provides a full range of amenities including supermarkets, cafes, restaurants, and fast access to the A89 motorway, making this a perfect choice for commuters and families alike.

As you arrive, you are welcomed by a gated entrance leading to a fully enclosed garden and a pristine facade. The grounds are generous and beautifully presented, giving the property a sense of privacy and tranquility, enhanced by tall hedges and mature trees that border the plot.

The interior of the home has been tastefully renovated to a high standard, with clean lines and a modern finish throughout. From the moment you enter, you are greeted by a sense of space, light, and style.

To the right, you'll find two well-proportioned bedrooms, one of which includes a separate dressing area—ideal for added storage or a touch of luxury. Opposite, the modern bathroom features a stylish corner whirlpool bath, elegant tiling, and a separate WC.

The heart of the home is the main living area, thoughtfully divided into three distinct...