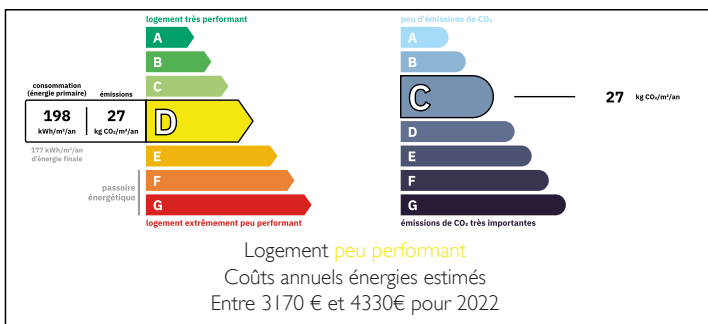


Four-bedroom house with garden and double garage

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Pessac-sur-Dordogne
Department:	Gironde
Bed:	4
Bath:	2
Floor:	220 m2
Plot Size:	2759 m2

IN BRIEF

This house is located in the town of Pessac-Sur-Dordogne, close to a grocery store, a petrol station and a restaurant.

The house has several floors and comprises, on the ground floor, an entrance hall, a toilet, a living room with a wood-burning stove, a fitted and equipped kitchen and a utility room.

On the first floor there are two bedrooms and a bathroom with toilet (macerator toilet), and on the second floor there are two bedrooms and a shower room with toilet (macerator toilet).

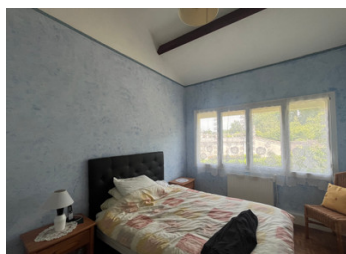
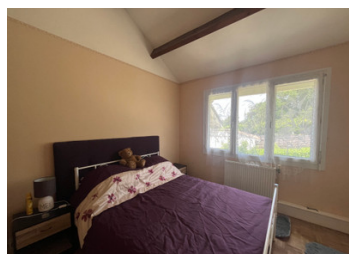
Part of the house needs to be finished (72m²), comprising an entrance hall, three bedrooms and a room intended for a shower room.

Outside, there is a garden surrounding the house, a covered terrace and a double garage.

The house is equipped with double-glazed windows, roller shutters, central heating with mains gas and mains drainage.

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 habitation: EUR

NOTES

DESCRIPTION

Ground floor

- Entrance hall: 4.00 m²
- Toilet: 1.35 m²
- Living room: 40.50 m²
- Kitchen: 13.25 m²
- Utility room: 17.00 m²
- Total: 76.10 m²

First floor

- Landing: 5.90 m²
- Bedroom 1: 12.00 m²
- Bedroom 2: 14.15 m²
- Bathroom: 7.00 m²
- Hallway: 1.75 m²
- Total: 40.80 m²

2nd floor

- Landing: 1.75m²
- Bedroom 1: 11.00m²
- Bedroom 2: 12.60m²
- Shower room: 6.00m²
- Total: 31.35m²

Area to be renovated

- Entrance hall: 14.00 m²
- Bedroom 1: 11.85 m²
- Bedroom 2: 17.55 m²
- Bedroom 3: 24.90 m²
- Shower room: 4.00 m²
- Total: 72.30 m²

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