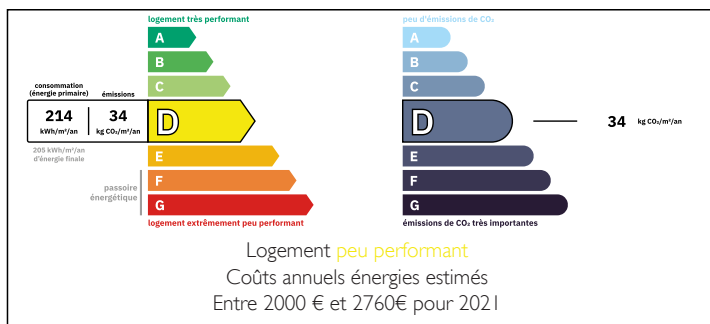


## Five-bedroom stone townhouse with garden



## ENERGY - DPE



## INFORMATION

Town:	Sainte-Foy-la-Grande
Department:	Gironde
Bed:	5
Bath:	2
Floor:	175 m2
Plot Size:	168 m2

## IN BRIEF

This stone townhouse is located on a quiet street in Sainte-Foy-la-Grande, close to shops and other amenities.

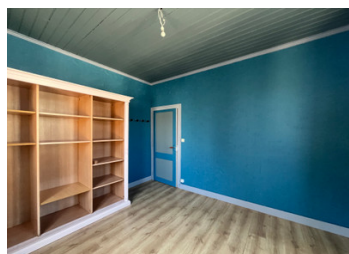
The house comprises an entrance hall leading to a living room with an open-plan fitted and equipped kitchen. The living/dining room is an extension of the kitchen. This charming room features exposed stonework, a fireplace insert and a staircase. A veranda leads to an enclosed garden with plants and a garden shed. Back in the living area, a hallway leads to a shower room with WC, a laundry room, a pantry and a bedroom. The bedroom was formerly a garage that has been converted.

Upstairs, there is a landing leading to two bedrooms, a hallway leading to a shower room, a toilet and two other bedrooms. There is also an attic that cannot be converted.

- Garden, well
- Veranda

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

## DESCRIPTION

Ground floor:

- Entrance hall: 3.44 m<sup>2</sup>
- Living room: 37.00 m<sup>2</sup>
- Kitchen: 5.52 m<sup>2</sup>
- Hallway: 2.80 m<sup>2</sup>
- Shower room: 3.88 m<sup>2</sup>
- Bedroom: 17.00 m<sup>2</sup>
- Laundry room: 6.55 m<sup>2</sup>
- Pantry: 10.00 m<sup>2</sup>
- Total: 86.29 m<sup>2</sup>

First floor:

- Landing: 8.00 m<sup>2</sup>
- Bedroom: 20.35 m<sup>2</sup>
- Bedroom: 16.96 m<sup>2</sup>
- Hallway: 7.54 m<sup>2</sup>
- Bedroom: 14.24 m<sup>2</sup>
- Bedroom: 12.18 m<sup>2</sup>
- Toilet: 1.77 m<sup>2</sup>
- Bathroom: 7.35 m<sup>2</sup>
- Total: 88.39 m<sup>2</sup>

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

## NOTES