

A Modern home within walking distance of Ste Foy La Grande.



## INFORMATION

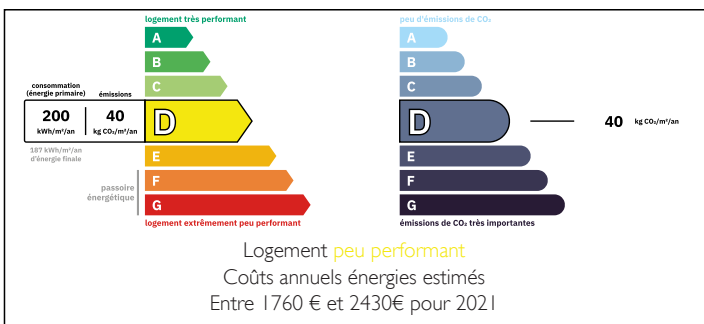
Town:	Pineuilh
Department:	Gironde
Bed:	4
Bath:	2
Floor:	141 m2
Plot Size:	800 m2



## IN BRIEF

Spacious home with Modern comforts and independent ground floor potential.

## 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

Offering around 141 m<sup>2</sup> of living space, the ground floor includes a welcoming entrance with vestibule, two versatile rooms (11 m<sup>2</sup> and 9.45 m<sup>2</sup>) — perfect as bedrooms, a home office, or even a self-contained space — with direct access to the terrace. A laundry room, a shower room with walk-in shower, and storage areas complete this level.

Upstairs, you'll find a bright 34 m<sup>2</sup> living room with a fireplace, a brand new fully equipped open-plan kitchen, hallway with built-in storage, separate WC, a modern shower room, and two spacious bedrooms (12 m<sup>2</sup> and 13 m<sup>2</sup>).

Set on a private, fenced, and tree-lined plot, the property also features a large 39 m<sup>2</sup> garage with room for two vehicles.

Extra features: mains drainage, double glazing, and town gas heating.

Ideal as a family home or for a rental project with potential independent space on the lower level.

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

## LOCAL TAXES

Taxe foncière: **891 EUR**

## NOTES