

## Spacious 6-Bedroom Family Home with Pool and Large Garden – Peace & Privacy



## INFORMATION

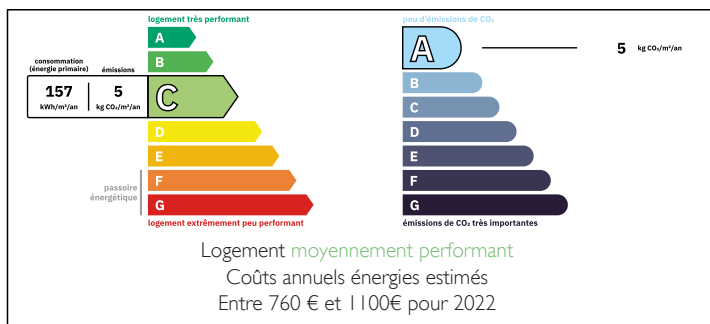
|             |          |
|-------------|----------|
| Town:       | Le Porge |
| Department: | Gironde  |
| Bed:        | 6        |
| Bath:       | 3        |
| Floor:      | 141 m2   |
| Plot Size:  | 1000 m2  |

## IN BRIEF

141 sqm family home on a 1,000 sqm landscaped plot, offering 7 rooms including 6 bedrooms, 3 bathrooms, and 3 toilets. Pool, well-kept garden, triple aspect, and full privacy. A bright and comfortable haven of peace.



## 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

Perfect for a large family, this spacious home features 7 rooms, including 6 bedrooms, providing comfort and privacy for all. With 3 bathrooms and 3 toilets, daily life runs smoothly even during busy times.

The triple aspect (south, east, west) ensures natural light throughout the day. The landscaped garden, complete with a pool, offers a private and relaxing setting, perfect for entertaining or unwinding.

Rated D for energy performance, the house is in good general condition with no overlooking neighbors. Located in a quiet and preserved environment, it combines space, comfort, and tranquility.

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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: 1544 EUR**

**Taxe habitation: EUR**

## NOTES