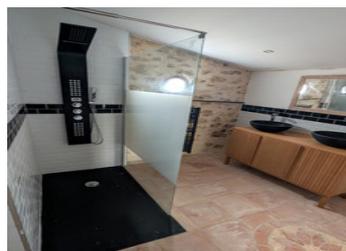


Stone house with unobstructed views of the surrounding countryside, in a pretty village 10 mn from Sauveterre



INFORMATION

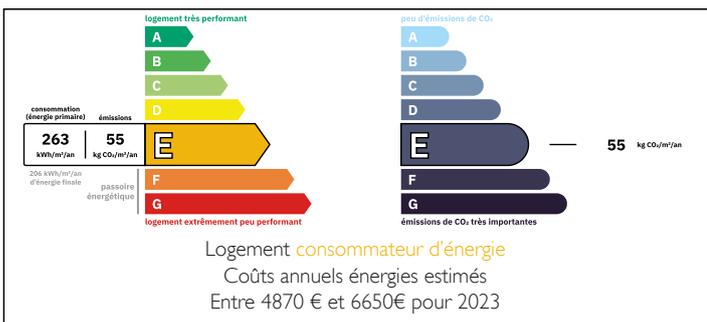
Town:	Saint-Exupéry
Department:	Gironde
Bed:	4
Bath:	2
Floor:	177 m ²
Plot Size:	1936 m ²



IN BRIEF

Charming house, which has retained its old character with its beautiful interior stonework, very quiet in a small village located between La Réole and Sauveterre de Guyenne, with a lovely garden and views of the valleys and forest, ideal for family life or as a country home, with 3 bedrooms upstairs and a master suite on the ground floor, which could be used as a guest room...

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

The house (177 sq m) is located on the edge of the village and is surrounded by a well-maintained 1,936 m² garden. The covered parking space and a garage/workshop/storage room are adjacent. The originality lies in a beautiful stone cellar with a vaulted ceiling that has been renovated (it has been paved with travertine and can be heated).

The septic tank is individual.

The heating is oil-fired, supplemented by electric radiators.

A large fireplace takes pride of place in the living room.

Finally, the house is equipped with a functional alarm system.

Some refurbishment work is required, and the kitchen needs some improvements.

LOCAL TAXES

Taxe habitation: EUR

Ground floor:

- Entrance hall: 3.50 m²
- Kitchen: 25 m² (renovation work required)
- Utility room: 13 m²
- Toilet
- Living room with fireplace: 28 m²
- Master bedroom (or future guest room): 35 m² with en-suite shower room

First floor: at the top of the stairs, a landing leads to

- Bedroom 1: 11.50 m²
- bedroom no. 2: 11.60 m²
- bedroom no. 3: 13.70 m²
- bathroom: 11 m²
- toilet

Cellar: 27.50 m²

Buildings adjoining the house:

- a garage/workshop/storage room of 27 m²
- a shed/car parking: 32.50 m²

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

NOTES