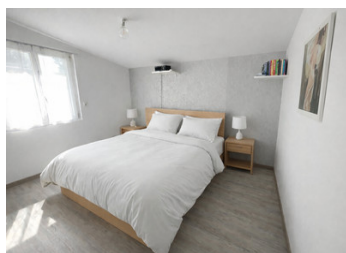


House with a swimming pool in a quiet area



## INFORMATION

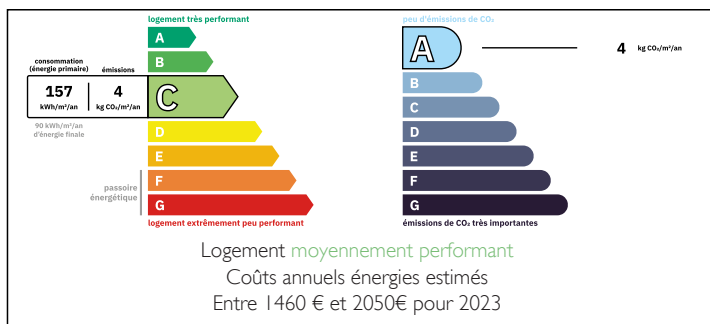
Town:	Izon
Department:	Gironde
Bed:	4
Bath:	2
Floor:	137 m <sup>2</sup>
Plot Size:	1227 m <sup>2</sup>

## IN BRIEF

Single-storey house, fully renovated and in excellent condition, located in a very quiet cul-de-sac in Izon with no through traffic. It offers spacious living areas, including a bright living room with a fireplace insert, a veranda, a fully fitted and equipped kitchen, four bedrooms (including a master suite with private shower room), as well as an office, dressing room, laundry room, a second bathroom, and two toilets. There is also plenty of storage throughout.

Outside, enjoy a beautiful southwest-facing plot with no overlooking neighbors, featuring a heated swimming pool, automatic garden irrigation, a well, and three terraces. The driveway allows for easy parking of several vehicles, complemented by a workshop and an electric vehicle charging station. The property is secured by a solar-powered electric gate.

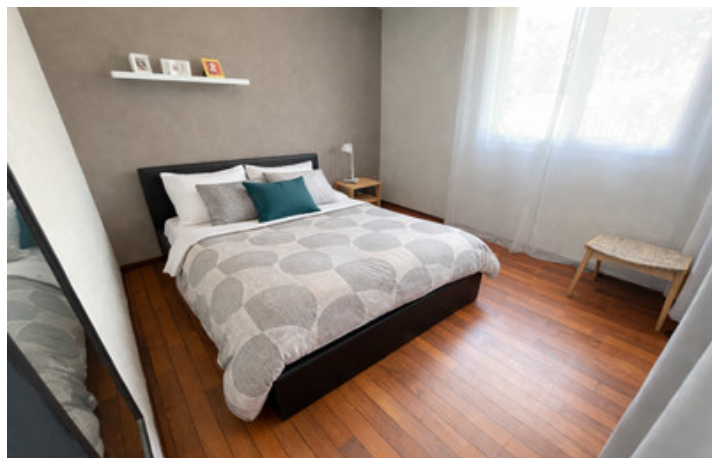
## ENERGY - DPE



Modern features include double glazing, efficient

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

Nestled in a particularly calm and unspoiled area of Izon, at the end of a cul-de-sac with no through traffic, this beautiful single-storey home of traditional construction, fully renovated and in excellent condition, will appeal to families seeking space, tranquility, and comfort.

It comprises an entrance hall, a bright living room with a fireplace insert, a veranda, a fully fitted and equipped kitchen, four bedrooms including a master suite with a private shower room, as well as an office, a dressing room, a laundry room, another bathroom, and two toilets. The house also offers plenty of storage, ensuring everyday convenience.

Outside, enjoy a stunning southwest-facing plot with no overlooking neighbors, featuring a heated swimming pool, an automatic garden irrigation system, a well, and three terraces. The driveway allows easy parking for several vehicles, complemented by a workshop and an electric vehicle charging station. The property is secured by a solar-powered electric gate.

The home benefits from double glazing, efficient insulation, an air-to-air heat pump, an electric hot water tank, and fiber optic internet.

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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: 1 640 EUR**

**Taxe habitation: EUR**

## NOTES