

Single-storey house -ideally located in a highly sought-after area

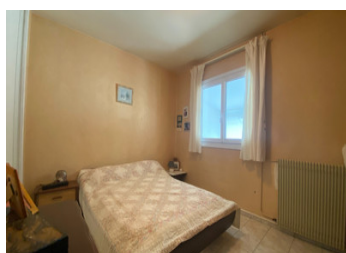


INFORMATION

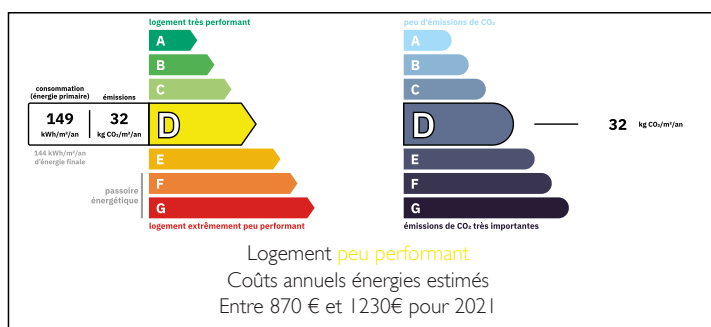
Town:	La Lande-de-Fronsac
Department:	Gironde
Bed:	2
Bath:	1
Floor:	78 m ²
Plot Size:	778 m ²

IN BRIEF

Single-storey house offered exclusively, ideally located in a highly sought-after area close to shops, schools, and major roads. It features a living room, dining room, a fitted kitchen with an adjoining pantry, two bedrooms, and a bathroom. A large, bright veranda of over 27 m² opens onto a garden of approximately 800 m², all set in a quiet and pleasant residential neighborhood.

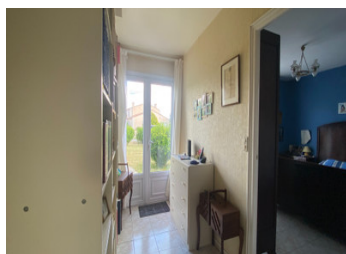
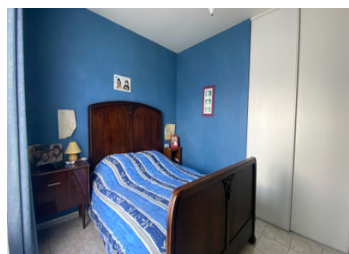


ENERGY - DPE



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

Ideally located in a highly sought-after area, this single-storey home, set on approximately 800 m² of land, offers a great quality of life close to all amenities: shops, schools, and main road connections.

An entrance leads to the living areas, including a lounge, dining room, and a fitted kitchen with an adjoining pantry. The sleeping area features two comfortable bedrooms and a bathroom. A large, bright veranda of over 27 m² completes the property, opening onto a lovely garden, all set in a quiet and desirable residential neighborhood. Act fast!

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

LOCAL TAXES

Taxe foncière: 703 EUR

Taxe habitation: EUR

NOTES