

Elegant renovated home with independent guest accommodation and beautifully maintained gardens in Pineuilh



## INFORMATION

Town:	Pineuilh
Department:	Gironde
Bed:	5
Bath:	2
Floor:	187 m2
Plot Size:	1251 m2

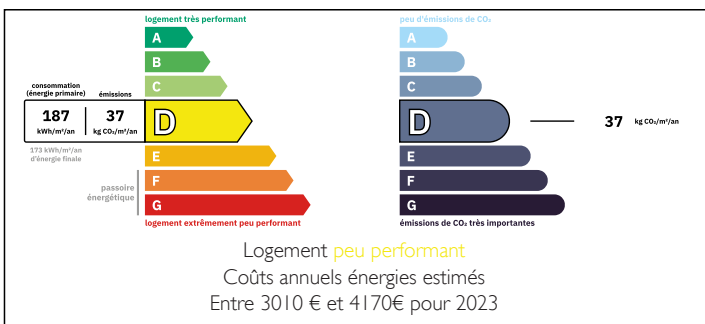


## IN BRIEF

Elegantly renovated home with independent guest accommodation and beautifully maintained gardens in Pineuilh. This attractive property offers a 3-bedroom main house together with an independent 2-bedroom apartment, ideal for extended family, guests, rental income or multi-generational living. The beautifully landscaped gardens feature flowers and fruit trees, creating a peaceful and well-cared-for setting. The property benefits from double glazing and mosquito nets throughout.

- 5 bedrooms total
- Independent 2-bedroom apartment
- Ideal for rental income or extended family
- Open-plan living & dining room
- Separate fitted kitchen
- Covered terrace with Dordogne River views
- Garage, workshop & utility room
- Double glazing throughout

## 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

Versatile 1970s property arranged over two levels offering flexible living accommodation and income potential.

Main residence upstairs:

- Bright open-plan sitting & dining room
- Fitted kitchen
- Bathroom (6m<sup>2</sup>)
- 3 bedrooms (15m<sup>2</sup>, 12.5m<sup>2</sup>, 13.5m<sup>2</sup>)
- Front covered terrace with river views
- Rear terrace overlooking the garden

Ground floor:

- Independent access
- Sitting room (14m<sup>2</sup>)
- Kitchen (4.5m<sup>2</sup>)
- 2 bedrooms (13m<sup>2</sup>, 11.5m<sup>2</sup>)
- Shower room (3m<sup>2</sup>)
- workshop (20m<sup>2</sup>)
- buanderie (14m<sup>2</sup>)
- garage (24m<sup>2</sup>)

Outside:

- Mature garden with fruit trees and flowers
- Peaceful setting
- Large garden shed/workshop (26m<sup>2</sup>)
- Potential for further development subject to permissions

Ideal as:

- Family home
- Multi-generational living
- Holiday rental investment
- Home with guest accommodation

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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: 1100 EUR

## NOTES