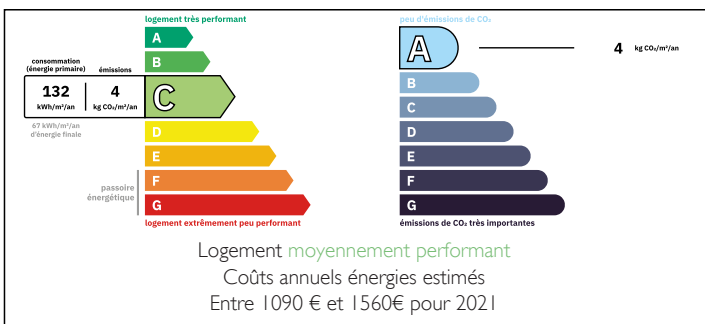


4-bedroom house + office with swimming pool

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Sulpice-de-Faleyrens
Department:	Gironde
Bed:	4
Bath:	2
Floor:	113 m ²
Plot Size:	680 m ²

IN BRIEF

Just 7 km from Libourne and all its amenities, discover this 2013-built home, set back from the road in a peaceful second-line position.

The property offers a bright and spacious living area with an open-plan fitted kitchen, complemented by a practical utility room. The night area includes four bedrooms, one of which benefits from a dressing room, as well as an office, ideal for working from home thanks to the fibre internet connection. Two shower rooms and two WCs provide excellent everyday comfort.

The house is equipped with air conditioning and a wood-burning stove, ensuring a pleasant atmosphere throughout the year.

Outside, you will enjoy a terrace of over 50 m² finished in Bali stone, a swimming pool with a telescopic enclosure, a carport, a garden storage

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

****Detailed property description****

****House****

- * House built in 2013
- * Extension completed in 2023
- * Connected to mains drainage
- * Air conditioning
- * Wood-burning stove in the living room

****Land and outdoor areas****

- * Plot of approximately 680 m²
- * Fully enclosed grounds
- * Heated built-in swimming pool with saltwater treatment
- * Pool surround finished in Bali stone
- * Pool enclosure
- * Terrace / landscaped outdoor area
- * Carport
- * Parking area suitable for several vehicles
- * Garden shed
- * Spa area

****Interior layout****

- * Entrance hall with built-in cupboard
- * Living room with open-plan kitchen of approximately 37 m²
- * Open-plan fitted kitchen
- * Utility room adjoining the kitchen
- * Separate night area

****Bedroom area****

- * 4 bedrooms, all over 10 m²
- * One bedroom with a dressing room of approximately 4 m²
- * 2 shower rooms
- * 2 WCs

****Comfort and features****

NOTES