

Beautiful apartment in a high-standard building

EXCLUSIVE

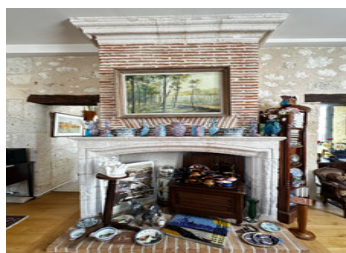
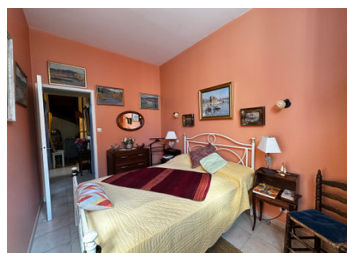


INFORMATION

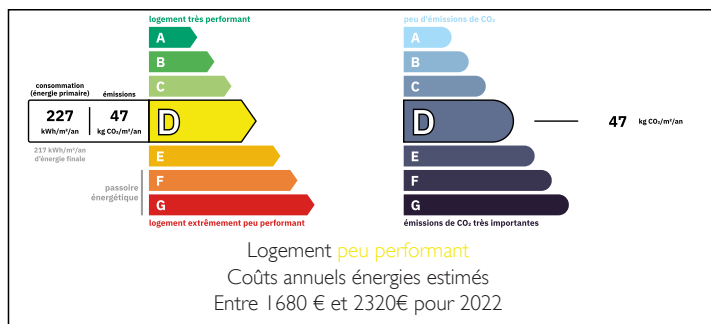
Town:	Sainte-Foy-la-Grande
Department:	Gironde
Bed:	2
Bath:	1
Floor:	78 m2
Plot Size:	0 m2

IN BRIEF

Located on the first floor of a historic building with an elevator—comprising just six units—this river-view duplex apartment is in excellent condition, offering comfort, security, and privacy. Shops, restaurants, the train station, schools, a hospital, a cinema, and other amenities are all within walking distance. Bordeaux is a one-hour train ride to the west, and Bergerac is 15 minutes to the east; both cities have international airports.



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

Entrance hall with closet: 2.40 m²

WC: 1.55 m²

Living room with fireplace: 35 m²

Kitchen: 11.35 m²

Hallway: 5.80 m²

Bathroom: 5 m²

WC: 1.30 m²

Bedroom 1: 9.70 m²

Bedroom 2: 9.30 m²

Mains drainage

Mains gas heating

Double-glazed windows

Co-owned building of 12 units

Provisional annual charges: 1536€

NOTES

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