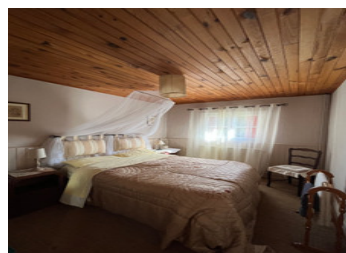


Stone house in a hamlet

EXCLUSIVE



INFORMATION

Town:	La Roquille
Department:	Gironde
Bed:	4
Bath:	1
Floor:	124 m2
Plot Size:	480 m2

IN BRIEF

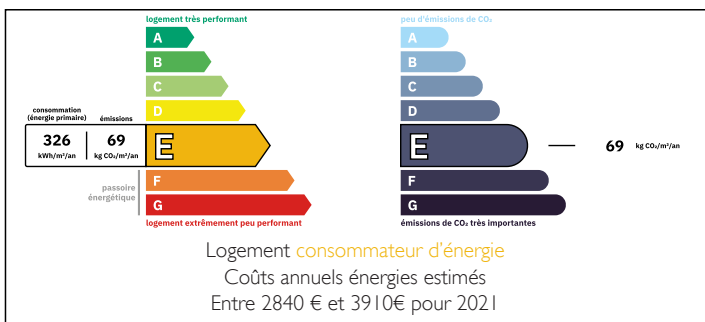
A terraced stone house in a quiet hamlet.

This house consists of a pretty entrance giving access to two bedrooms and a toilet. To your left, a door leads you to a living room equipped with a wood stove, while another door leads to the 36 m² garage. In the dining room a door opens onto a staircase and a pantry. A third door opens into the kitchen, while the bathroom is on your right. Directly opposite, a door leads to a dining room. In the dining room, a door guides you to a staircase and a pantry.

Upstairs, you will discover two additional bedrooms, a toilet and attic space.

The house is surrounded by a garden with a well, as well as a detached plot of land.

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

The house consists of

Ground floor :

- Entrance: 5.50m²
- Kitchen: 17m²
- Living room: 21.50m²
- Dining room: 14.75m²
- Storage room: 9m²
- Two bedrooms (10m², 11m²)
- Bathroom: 4.30m²
- Toilet 1.70m²

First floor :

- Two bedrooms (17m², 18.50m²)
- Toilet: 3.50m²
- Attic: 6m²

Outside:

- Garage 36m²
- Garden 480m²

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

LOCAL TAXES

Taxe foncière: 451 EUR

Taxe habitation: EUR

NOTES