

Old farm for renovation



INFORMATION

Town:	Margueron
Department:	Gironde
Bed:	0
Bath:	0
Floor:	76 m2
Plot Size:	2121 m2

IN BRIEF

This beautiful stone property, in need of renovation, is set all on its own, a little south of the town of Margueron. The old farm buildings are located 11 km from Sainte-Foy-la-Grande.

The house is to be completely rehabilitated and has a floor plan of 76.50m² and the adjoining barn 87m², both of which could have an upper floor. The detached barn of 100m² needs major reconstruction works. The surrounding garden of over half an acre also benefits from mature trees, a well and a small pond.

ENERGY - DPE

DPE not required.

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

Attached barn:

- Room 1: 62m²
- Pig pens: 25m²

House:

- Room 1 with fireplace: 28m²
- Room 2: 12m²
- Room 3 with fireplace: 16m²
- Corridor: 3.50m²
- Shower room: 5m²
- Room 4: 12m²

Detached barn: 100m²

The house is exempt from the thermal report (DPE)

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

LOCAL TAXES

Taxe foncière: 116 EUR

Taxe habitation: EUR

NOTES