

Ref: A30036SAG33

Price: 238 000 EUR

agency fees to be paid by the seller

#### Charming 2-Bedroom Home with River Access, Garage & Garden



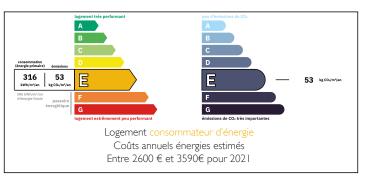








## ENERGY - DPE



# INFORMATION

Town: Saint-Médard-de-Guizières

Department: Gironde

Bed: 2

Bath:

Floor: 97 m<sup>2</sup>

Plot Size: 2960 m2

#### IN BRIEF

charming 2-bedroom house Saint-Médard-de-Guizières offers a peaceful setting with river access, private parking, a garden, garage, and cellar. The home features two terraces—one at the front and one at the back, overlooking the garden and river. Inside, the ground floor includes a bright living and dining area, fully equipped kitchen, and a study. Upstairs are two bedrooms, a bathroom with both a bathtub and shower, and a separate toilet. Modern features include double glazing, gas central heating, a recent combi-boiler, alarm system, and a septic tank updated in 2013. The property is located just 15 minutes on foot from the train station with direct trains to Bordeaux and Périgueux. Ideal for a professional couple, small family, or as a holiday retreat. The property is within easy reach of local amenities and offers a perfect balance of...

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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.





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## LOCAL TAXES

Taxe foncière: 1679 EUR

Taxe habitation: EUR

## **NOTES**

### DESCRIPTION

This charming 2-bedroom house in Saint-Médard-de-Guizières offers the perfect blend of peaceful living and modern convenience, with river access, private parking, a beautiful garden, garage, and cellar. Imagine sipping your morning coffee on one of the two terraces, one at the front and one at the back, while enjoying the serene views of the garden and river. The property is perfect for those who crave a tranquil lifestyle without sacrificing the benefits of being close to town.

Inside, the bright and inviting living area creates a warm space for family gatherings, while the fully equipped kitchen is ideal for preparing delicious meals. Upstairs, you'll find two cozy bedrooms, each offering a peaceful retreat, along with a modern bathroom complete with both a bathtub and shower.

This home is not just about the physical features; it offers a lifestyle. Whether you're a professional couple, a small family, or seeking a relaxing holiday retreat, this house promises to be your perfect sanctuary. With double glazing, gas central heating, a recent combi-boiler, and an updated septic tank (2013), you'll experience comfort all year round.

Located just 15 minutes from the train station, with direct routes to Bordeaux and Périgueux, you're perfectly positioned to enjoy the peaceful countryside while staying connected to the city's vibrancy. Create lasting memories in this charming home—schedule a viewing today and let this house be the backdrop for your next chapter!

Kitchen - 12 m<sup>2</sup> Living/dining room - 29 m<sup>2</sup> Study - 16 m<sup>2</sup> Bedroom 1 - 12 m<sup>2</sup> Bedroom 2...