

Immaculate single-storey house - 186 m , 3 en-suite bedrooms, 5 min from Libourne/train station and motorway !



## INFORMATION

Town:	Libourne
Department:	Gironde
Bed:	3
Bath:	3
Floor:	186 m <sup>2</sup>
Plot Size:	1242 m <sup>2</sup>



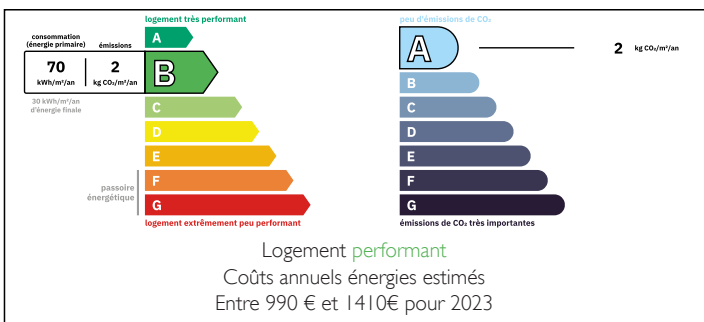
## IN BRIEF

Come and discover this very pleasant single-storey house in excellent condition, which meets all modern requirements - both technically and in terms of comfort! Located in a small quiet village with a lovely view of vineyards, just 5 minutes from the town of LIBOURNE with its train station and all amenities and schools/colleges!

Quick access to the motorways towards Bordeaux, Paris etc. Not far from Saint-Emilion!

Reason why this property meets the needs of a family with children as well as a retired couple!

## 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 offers you a living area of 186 m<sup>2</sup>, including

- \* Entrance porch - 7.50 m<sup>2</sup>;
- \* Entrance - 8.24 m<sup>2</sup> - with toilet;
- \* Living room - 42.57 m<sup>2</sup> - with 3 large B-windows;
- \* Office - 11.29 m<sup>2</sup>;
- \* Kitchen - 22.65 m<sup>2</sup> - equipped, with large 100% sliding B-window giving access to a covered terrace of 26.50 m<sup>2</sup>;
- \* Pantry/laundry room - 10.54 m<sup>2</sup>;
- \* Bedroom/studio - 31 m<sup>2</sup> - with shower room and toilet, with independent access.
- \* A hallway serving:
- \* Master bedroom - 36.10 m<sup>2</sup> - with dressing room and large bathroom with bathtub, shower, double sink unit, toilet and storage;
- \* Bedroom - 15 m<sup>2</sup> - with shower room.

## LOCAL TAXES

Taxe habitation: EUR

## MISCELLANEOUS:

- \* An outbuilding/garage - 41 m<sup>2</sup> - non-adjointing;
- \* A fenced garden, access by an electric gate with videophone and remote control;
- \* Possibility to install swimming pool !

## TECHNICAL INFORMATION:

- \* The whole in perfect condition;
- \* Finished with high-end materials;
- \* Heating system:
  - Heat pump,
  - Solar panels,
  - Pellet stove,
  - Reversible air conditioning;
- \* Thermodynamic water heater;
- \* Double glazing - tilt and turn - with mosquito nets;
- \* Electrical system up to standards;
- \* Septic tank up to standards.

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

## NOTES