

House with garden near town

EXCLUSIVE



INFORMATION

Town:	Pineuilh
Department:	Gironde
Bed:	3
Bath:	1
Floor:	98 m2
Plot Size:	1670 m2

IN BRIEF

This charming house, close to the shops and amenities, is in need of some updating.

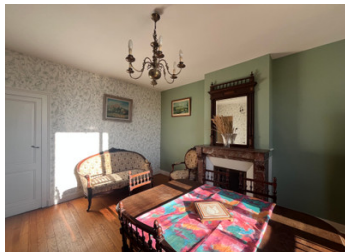
An entrance hall leads to two bedrooms, each with a fireplace, a study, a bathroom, a WC, a lounge/dining room with fireplace and a kitchen.

An upstairs could be created by converting the 54.52 m² attic.

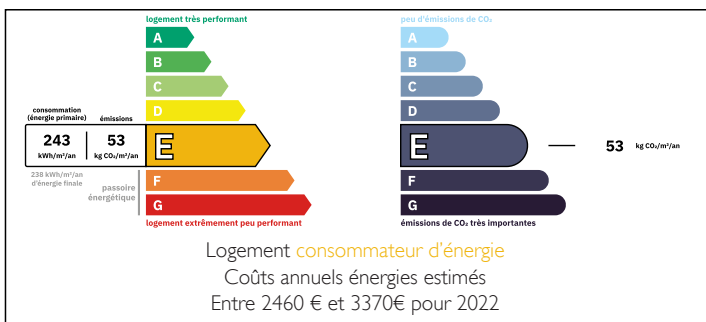
This property also benefits from outbuildings (approx. 85m²) with attic space that could be converted.

Well

The garden is fully enclosed with an electric gate.

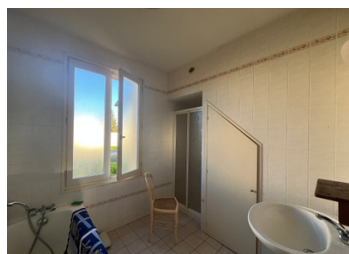


ENERGY - DPE



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: 8,93m²
 - Bedroom: 12,70m², double bed
 - Bedroom : 15,26m²
 - Study: 12m² (about 129 sq ft)
 - Bathroom: 7,48m² with shower
 - WC: 1m² (1m²)
 - Dining room: 18,89m²
 - Kitchen: 14,42m² (14,42m²)
 - Veranda: 8,27m² (8,27m²)
- Total surface area: 98,95m²

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

LOCAL TAXES

Taxe foncière: 566 EUR

Taxe habitation: EUR

NOTES