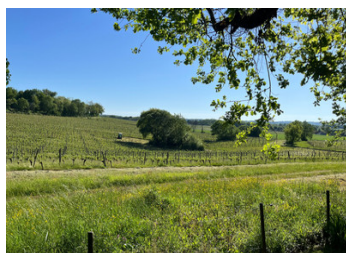


Three-bedroom house in a quiet location



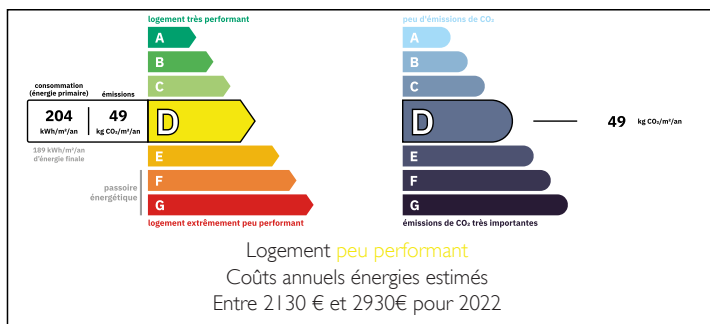
INFORMATION

Town:	Margueron
Department:	Gironde
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	444 m2

IN BRIEF

Quietly located in a small country estate, this house is habitable without any work. The entrance leads to a living room, a kitchen, a bedroom, a bathroom, and a toilet. The upper floor includes two bedrooms and a landing. The kitchen leads to an adjoining garage. The garden of approximately 400m² is enclosed.

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: 4.09m²

Living room: 17.84m²

Bathroom: 4.87m²

WC: 1.69m²

Hallway: 5.48m²

Bedroom 1: 13.94m²

Kitchen: 9.20m²

Landing: 1.68m²

Bedroom: 8.95m²

Bedroom: 11.96m²

Garage: 16.72m²

Double-glazed windows

Gas heating

Collective sanitation

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

LOCAL TAXES

Taxe habitation: EUR

NOTES