LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36189CAH33 Price: 138 880 EUR

agency fees included: 0 % TTC to be paid by the buyer (138 880 EUR without fees)

Charming, spacious and bright townhouse

INFORMATION

Town:	Sainte-Foy-la-Grande
Department:	Gironde
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	300 m2

IN BRIEF

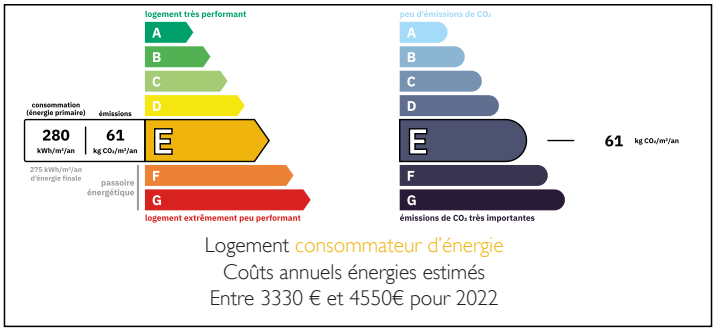
This townhouse requiring some work is located in the bastide town of Sainte-Foy-la-Grande, close to the station, schools, shops and amenities.

The first floor comprises an entrance hall, living room, kitchen and bedroom with en suite bathroom. Upstairs are three bedrooms and a bathroom with toilet.

The latter benefits from a pleasant 300m² garden planted with trees, with a gate for a possible car entrance.

Heating: town gas
Mains drainage

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3330 € et 4550€ pour 2022

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.

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LOCAL TAXES

Taxe foncière:	**1357 EUR**
Taxe habitation:	**EUR**

NOTES

DESCRIPTION

Ground floor:
- Entrance: 9,27m²
- WC: 1,53m²
- Kitchen: 17,29m²
- Living room: 26,05m²
- Utility room: 8,39m²
- Bedroom: 14,79m²
- Bathroom: 5,98m²
- Storage room: 1m²

Total : 84,30m²

Floor:
- Landing: 9,33m²
- Bedroom 1: 14,18m²
- Bedroom 2: 11,58m²
- Bedroom 3: 11,51m²
- Bathroom: 9,13m²

Total: 55,73m²

- Boiler room: 15,29m²
- Attic: 30,22m²
- Garage: 14,26m²

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

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