

Character property in town with many possible uses.

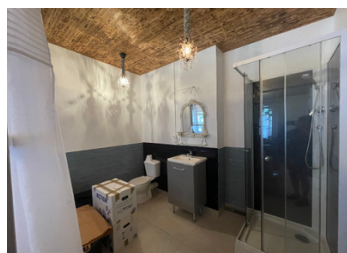
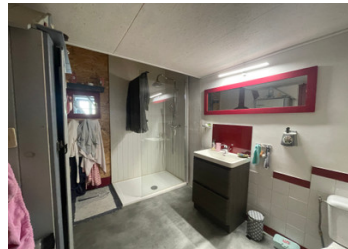


INFORMATION

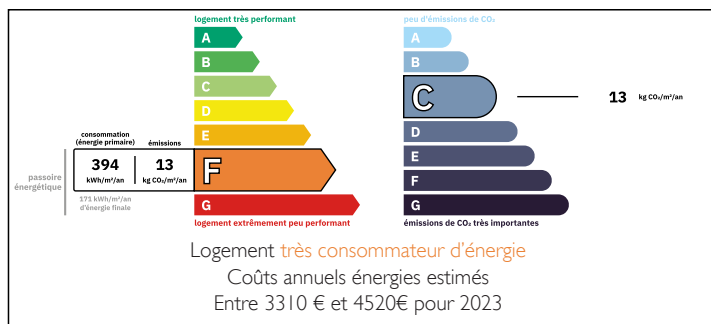
Town:	Sainte-Foy-la-Grande
Department:	Gironde
Bed:	2
Bath:	2
Floor:	148 m2
Plot Size:	0 m2

IN BRIEF

This is a very interesting stone character property with many possible uses. It has change of use as a house at present divided into 2 apartments. One ground floor and one second floor with a possibility to convert the loft into a bedroom or a bedroom and roof terrace at the rear, which would not be overlooked. Previously it was a shop on the ground floor. It now has a kitchen area and bathroom area off a bedroom/lounge area. The 1st floor had a shower room with W.C. A kitchen area and lounge area and a bedroom area as well as a dressing area. The Loft has been insulated but could be converted into a bedroom or a bedroom with roof terrace. there is free parking opposite. It is in the heart of Sainte Foy La Grande...



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.



LOCAL TAXES

Taxe habitation: EUR

DESCRIPTION

There are two entrances to this property. One directly into the ground floor and one that has access a staircase to the 1st floor. There are connecting doors from the hallways to the first floor and the ground floor. This could be blocked off. The ground floor apartment has a ceramic tiled floor throughout. The ground floor has a kitchen area approx 6.59 m sq There is also a bathroom area approx 6.59 m sq. The lounge/bedroom area is approx 30.86 m sq. Through the connecting door or through the second entrance to access the 1st floor the hallway approx 10.10 m sq > There is a wooden staircase up to the 1st floor. Here there is a shower room with W.C approx 6.89m sq . There is a lounge area approx 19.80 m sq a galley kitchen approx 10.16 m sq and a bedroom area approx 18.12 m sq. There is a ladder staircase to access the loft . This could easily be converted into another bedroom with bathroom and could also have a roof terrace. There is plenty of head height. It has been well insulated.

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

NOTES