

## Spacious apartment in a luxury building

EXCLUSIVE



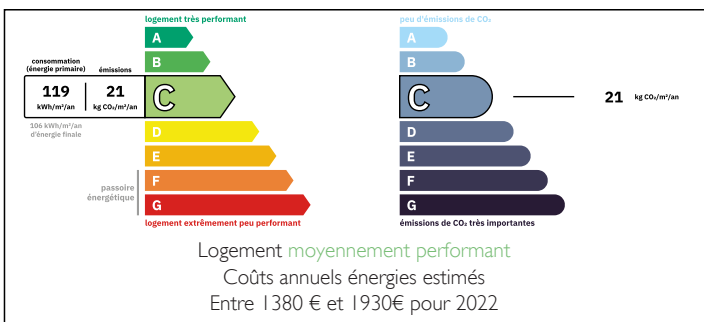
## INFORMATION

Town:	Sainte-Foy-la-Grande
Department:	Gironde
Bed:	3
Bath:	1
Floor:	122 m2
Plot Size:	0 m2

## IN BRIEF

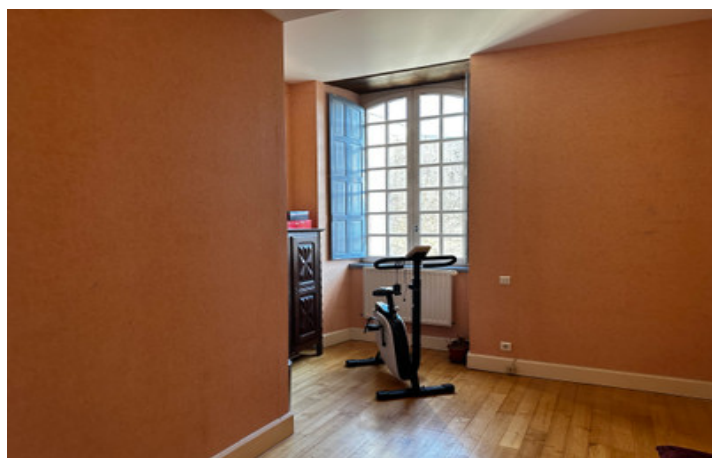
This charming apartment is located in the heart of the historic bastide town of Sainte Foy la Grande, in a 17th-century stone building with five co-owners. It offers spacious rooms and retains period features such as a stone fireplace, exposed stone walls, and high ceilings. The high-quality common areas reflect the historic character of the building, which has two floors plus a basement beneath part of it.

## 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: 3.20 m<sup>2</sup>

Kitchen: 16.65 m<sup>2</sup>

Living room: 33.85 m<sup>2</sup>

Bedroom 1: 14.7 m<sup>2</sup>

Bedroom 2: 13 m<sup>2</sup>

Bedroom 3: 13.3 m<sup>2</sup>

Storage room: 6 m<sup>2</sup>

Bathroom: 9.4 m<sup>2</sup>

WC: 1.5 m<sup>2</sup>

Hallway: 10.5 m<sup>2</sup>

Ideally located in the heart of Sainte-Foy-la-Grande, within easy reach of shops, restaurants, and services, this property enjoys a prime location. The SNCF train station offers regular connections to Bordeaux, and Bordeaux-Mérignac Airport is approximately one hour away, while Bergerac Airport is 30 minutes away.

A property with character, ideal for a main residence or a pied-à-terre, in the heart of an attractive town in the South-West of France, between the Dordogne and the vineyards.

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Co-owned building of 12 units  
Provisional annual charges: 2580€

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

## LOCAL TAXES

**Taxe foncière: 1072 EUR**

**Taxe habitation: EUR**

## NOTES