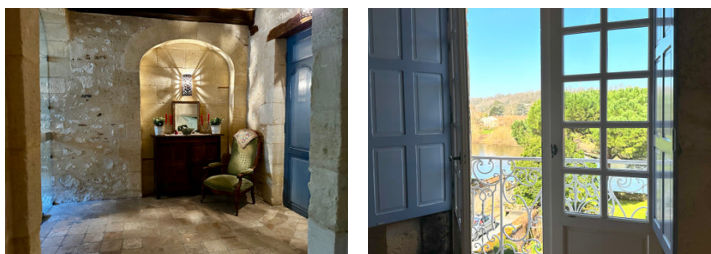


One of the most elegant addresses within the bastide of Sainte-Foy la Grande.



## INFORMATION

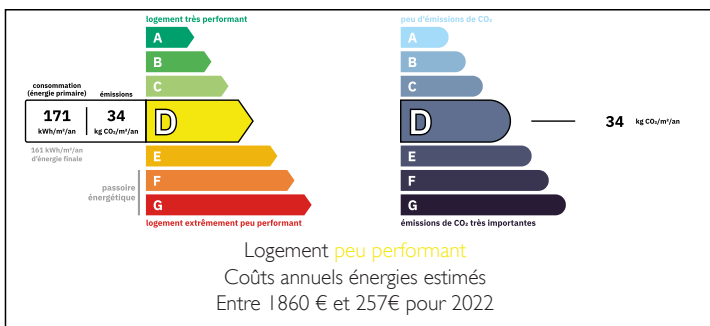
|             |                      |
|-------------|----------------------|
| Town:       | Sainte-Foy-la-Grande |
| Department: | Gironde              |
| Bed:        | 3                    |
| Bath:       | 1                    |
| Floor:      | 113 m <sup>2</sup>   |
| Plot Size:  | 0 m <sup>2</sup>     |



## IN BRIEF

Elegant apartment in a historic building with a lift in a lively small French town. This three-bedroomed top-floor flat full of features and views over the Dordogne River is a must have. It is in excellent condition and offers comfort, security, privacy and doorstep access to shops, restaurants, train station, schools, hospital, multi-screen cinema etc. By train, Bordeaux city centre lies exactly one hour to the West and Bergerac 15 minutes East, both cities also have international airports.

## 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

Not only does the apartment stand out in its own right but the entire building does likewise. From the double entrance with two levels of security, one immediately appreciates the level of upkeep and workmanship. An orderly and spacious utility room houses the meters, waste bins and cleaning facilities. Through locked doors is access down to the individual boxes in the arched cellar.

The four-person lift or the large and easy to use stone staircase lead to the upper two floors.

The second floor is shared by only two apartments with the lift shaft being on the far side from this property.

As you enter through the particularly large front security door the view over the Dordogne to the north banks of the river is enchanting. The spacious entrance hall benefits from floor to ceiling fitted cupboards and leads directly into the generous living room beautified by three high windows with double exposition. The stone chimney and mix of noble wall and floor materials make for a rich and comfortable environment. The practical and bright kitchen is nicely tucked away whilst being only partially separated.

From an L-shaped corridor leading from the entrance hall lie a toilet, to the right, a bedroom overlooking a garden, opposite, a bathroom with shower cubicle, bath, twin basins and a cupboard, followed by a second bedroom and, on the other side of the corridor, the current office/bedroom that leads to the unique and marvelously glazed loggia with direct access to...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES