

## Quiet 4-bedroom family home with enclosed garden



## INFORMATION

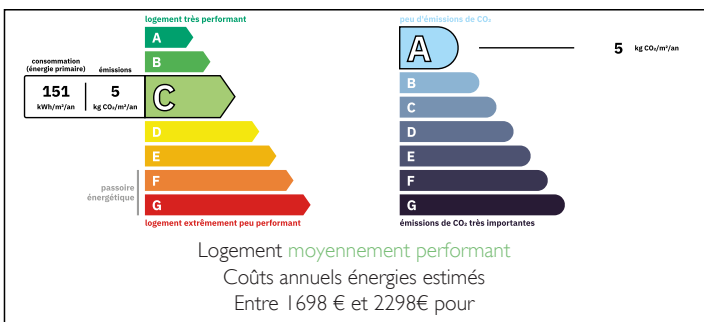
Town:	Étauliers
Department:	Gironde
Bed:	4
Bath:	2
Floor:	119 m <sup>2</sup>
Plot Size:	563 m <sup>2</sup>



## IN BRIEF

In a quiet setting, this semi-detached house, attached by the garage, offers a practical and pleasant living environment. It features 4 bedrooms, including 2 on the ground floor with a bathroom and toilet, and 2 bedrooms upstairs with a shower room and a second toilet. A utility room serves as both a laundry room and pantry. Air conditioning provides additional comfort. Outside, the property offers a fully enclosed 563 m<sup>2</sup> plot, a large wooden terrace and a tiled terrace. A garage of approximately 18 m<sup>2</sup> completes this ideal family home, perfect for buyers looking for peace, comfort and functionality.

## 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

Located in a quiet and pleasant setting, this semi-detached house, attached only by the garage, offers a comfortable and functional living environment, ideal for a family looking for space and tranquillity.

On the ground floor, the property comprises a welcoming living area, two bedrooms, a bathroom and a separate toilet. A utility room completes this level and is a real everyday asset, serving both as a laundry room and pantry.

Upstairs, you will find two additional bedrooms, a shower room and a second toilet, allowing everyone to enjoy their own space.

Well laid out and practical, the house also benefits from air conditioning, providing extra comfort throughout the year.

Outside, the property sits on a fully enclosed plot of 563 m<sup>2</sup>, perfect for enjoying sunny days in complete privacy. A large wooden terrace and a tiled terrace offer several outdoor relaxation areas, ideal for meals outside or spending time with family and friends.

A garage of approximately 18 m<sup>2</sup> completes the property, providing space to park a vehicle or additional storage.

With its four bedrooms, two bathrooms/shower rooms, two toilets, pleasant outdoor areas and quiet surroundings, this home combines all the qualities of a practical and comfortable family property.

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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: 1041 EUR**

**Taxe habitation: EUR**

## NOTES