

## RECENT HOUSE CLOSE TO AMENITIES WITH OUTBUILDING



## INFORMATION

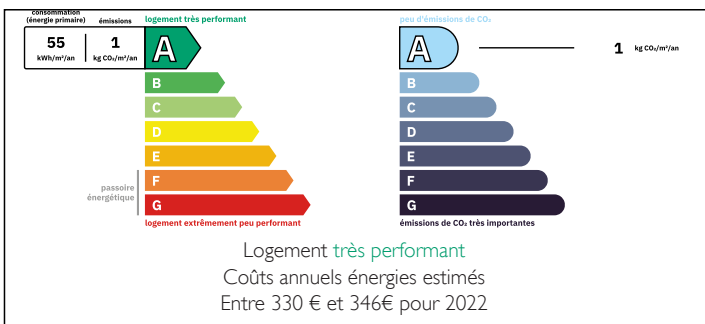
Town:	Bourg
Department:	Gironde
Bed:	2
Bath:	1
Floor:	71 m <sup>2</sup>
Plot Size:	699 m <sup>2</sup>



## IN BRIEF

Recent single-storey house located in Bourg, close to shops, schools and transport links. Built in 2022 and still covered by a ten-year structural warranty, it offers around 71 m<sup>2</sup> with two bedrooms, a bright living area, a fitted kitchen, a utility room, a bathroom and a separate WC. Outside, the approximately 699 m<sup>2</sup> plot includes a garden, a 40 m<sup>2</sup> terrace, a two-car carport and a 30 m<sup>2</sup> wooden outbuilding with electricity. A practical, comfortable and easy-to-maintain home.

## 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 the charming town of Bourg, this recent single-storey house, built in 2022 and still covered by the ten-year structural warranty, offers a practical, comfortable and easy-to-maintain living environment.

Its location is a real asset: the property is close to shops, schools, the local middle school and public transport, allowing you to enjoy a pleasant setting while staying near everyday amenities. Fibre-optic internet is also available, ideal for remote working.

Set on a plot of approximately 699 m<sup>2</sup>, the property offers a pleasant outdoor space with a terrace of around 40 m<sup>2</sup>, a garden, a carport for two vehicles, and a 30 m<sup>2</sup> wooden outbuilding with electricity. This additional space is ideal for storage, a workshop, or any other use according to your needs.

Inside, the house offers approximately 71 m<sup>2</sup> of living space. It includes a bright living and dining area, a fitted kitchen, two bedrooms with built-in wardrobes, a utility room, a bathroom with whirlpool bathtub, and a separate WC with hand basin.

The property also benefits from quality features including reversible air conditioning, double-glazed windows, a thermodynamic water heater and recent fittings.

A functional and modern home, ideal for anyone looking for the comfort of single-storey living, close proximity to amenities, and a pleasant outdoor space with a useful wooden outbuilding.

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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: 901 EUR**

## NOTES