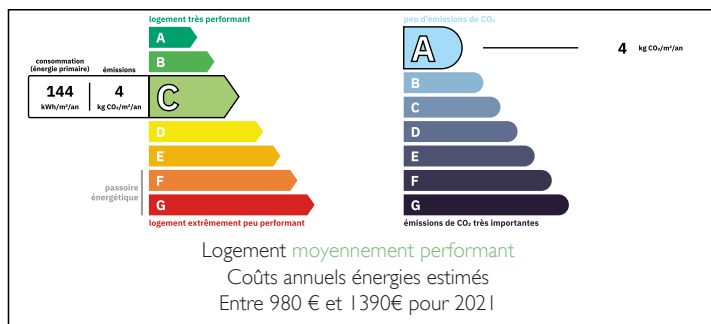


Beautiful, very well-maintained traditional house with 4 bedrooms, an office and a double garage.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Laurent-d'Arce
Department:	Gironde
Bed:	4
Bath:	1
Floor:	135 m2
Plot Size:	1210 m2

IN BRIEF

Beautifully maintained traditional house, fully renovated and in excellent condition, offering quality features and a high level of comfort.

The property comprises a warm and inviting living area with an insert fireplace, a fitted kitchen, four bedrooms, an office, and a utility room serving as both a laundry room and pantry.

The house also includes a shower room and two WCs. It benefits from recent, quality equipment: ducted heat pump heating, fibre-optic internet, a recent hot water tank, solar-powered roller shutters, recent attic insulation, and a compliant micro-station sewage system.

Outside, the 1,210 m² plot is beautifully laid out, with an electric gate, tarmac driveway, outdoor lighting, a terrace with awning, and a recent chlorine-treated shell swimming pool with terrace

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 foncière: 1210 EUR

NOTES

DESCRIPTION

The house opens onto an entrance hall with built-in cupboard measuring 5.02 m², leading directly into a bright 33.44 m² living room and a 14.20 m² fitted semi-open kitchen.

The sleeping area comprises four bedrooms measuring 11.03 m², 11.44 m², 10.32 m² and 11.54 m², as well as a separate 13.85 m² office, ideal for working from home or as an occasional guest bedroom.

The house also includes an 8.15 m² shower room, a separate WC of 1.43 m², and a 6.20 m² utility room/pantry, providing very practical additional storage space.

A 31 m² garage and a separate 14.17 m² workshop complete the property.

Main surfaces:

Entrance hall: 5.02 m²
 Living room: 33.44 m²
 Semi-open kitchen: 14.20 m²
 Utility room / pantry: 6.20 m²
 Office: 13.85 m²
 Bedroom 1: 11.03 m²
 Bedroom 2: 11.44 m²
 Bedroom 3: 10.32 m²
 Bedroom 4: 11.54 m²
 Shower room: 8.15 m²
 WC: 1.43 m²
 Garage: 31 m²
 Workshop: 14.17 m²

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