

**UNDER OFFER - 4-bedroom house, enclosed land with trees, 1 well , double attached garage + 1 detached**



## INFORMATION

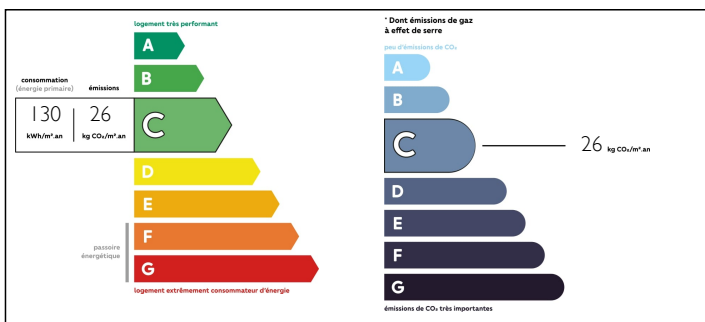
Town:	Guîtres
Department:	Gironde
Bed:	4
Bath:	2
Floor:	226 m2
Plot Size:	6549 m2



## IN BRIEF

4-bedroom house . Garden level: 3 large bedrooms , 1 large shower room , double washbasin, separate toilet . Recently fitted and equipped kitchen, utility room, laundry room, cellar access and double garage from the house. Living room with open fireplace, town gas fireplace First floor: 2 bedrooms o 1 bedroom 1 office and shower room , wc Other information Double-glazed aluminum frames Numerous cupboards Mains drainage 1 well (22 m deep) and 7 watering points enclosed land with trees Possibility of acquiring up to 1000m<sup>2</sup> of additional building land. CU in progress

## 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

### DESCRIPTION

Garden level

42.75m<sup>2</sup> living room

kitchen 18.40m

cellar 8.92m<sup>2</sup>

utility room laundry room 20.88m<sup>2</sup> entrance hall  
entrance hall hallway with cupboards 19.89m<sup>2</sup> living  
room

wc 2.28m<sup>2</sup>

shower room 7.69m<sup>2</sup>

bedroom 1 \* 16.93 m<sup>2</sup>

bedroom 2 \* 14.54m<sup>2</sup>

### FLOOR

bedroom 3 \* 11.03m<sup>2</sup>

bedroom 4 office \* 9.06m<sup>2</sup>

shower room wc 4.84m<sup>2</sup>

corridor landing 4.35m<sup>2</sup>

double attached garage 46.13m<sup>2</sup>

-----

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

## LOCAL TAXES

Taxe foncière: 1472 EUR

## NOTES