

**OFFER ACCEPTED** Pretty detached house by the Garonne. Family kitchen/diner. 3 bedrooms and a large garden



## INFORMATION

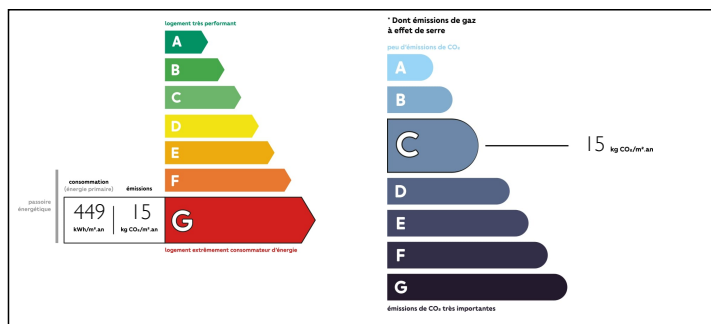
|             |         |
|-------------|---------|
| Town:       | Fontet  |
| Department: | Gironde |
| Bed:        | 3       |
| Bath:       | 1       |
| Floor:      | 110 m2  |
| Plot Size:  | 1940 m2 |

## IN BRIEF

Pretty country house recently renovated with potential to extend. Ideal as a holiday retreat or as a family house.



## 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.



## LOCAL TAXES

Taxe foncière: 265 EUR

Taxe habitation: 318 EUR

## NOTES

## DESCRIPTION

Between the canal and the Garonne, in a calm environment, you will find this lovely house renovated tastefully by the current owners. The kitchen/dining room is the heart of the house and offers the possibility to have a large table to welcome family and friends. The living room is cosy with a stone fireplace.

On the first floor, there are 3 good size bedrooms and a shower room.

The adjoining barn is left to be renovated. There is water and electricity. A staircase leads to the first floor.

Outside, most of the garden is in front of the house. You will find an ideal place under the pine tree to have lunch in the summer, fruit trees, a mimosa, and enough space to park your cars. The back of the house is buildable. There is a shed and a spring.

Ground Floor

Kitchen / Dinner 27,22m<sup>2</sup>

Lounge 27,22m<sup>2</sup>

Barn 32m<sup>2</sup>

1st Floor

Shower Room 6,90m<sup>2</sup>

Bedroom 1 11,50m<sup>2</sup>

Bedroom 2 11,50m<sup>2</sup>

Bedroom 3 14,40m<sup>2</sup>

Individual sanitation to standards.

10 minutes from La Réole, a town of art and history with its train station and amenities. 50 minutes from Bordeaux Mérignac airport and one hour from Bergerac airport.

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Information about risks to which this property is exposed is available on the Géorisques website :...