

Impressive apparent-stone house only 17km from St Emilion.



## INFORMATION

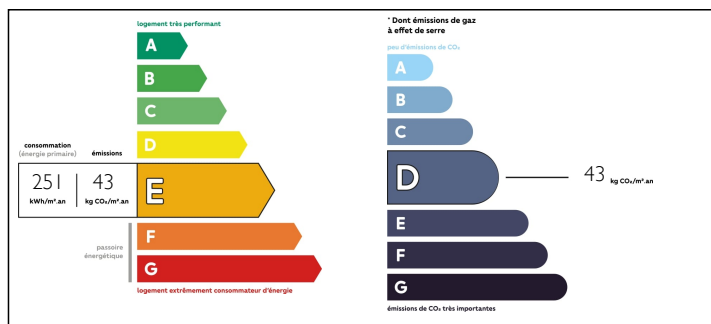
Town:	Pujols
Department:	Gironde
Bed:	3
Bath:	2
Floor:	193 m2
Plot Size:	2797 m2

## IN BRIEF

A pretty stone house comprising an entrance, a kitchen with an open fireplace, a living room with wood burner, a bedroom, a bathroom and a toilet. Upstairs a mezzanine/bedroom leading onto a balcony and an ensuite bedroom with dressing room. There are three outbuildings. This pretty stone house is down a no-through road and solely used by the handful of house owners. Located about 7km from shops and train station (Bordeaux-Sarlat line).



## 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

On the ground floor :

- Entrance of 10m<sup>2</sup>
- Kitchen of 28,40m<sup>2</sup> with an open fireplace
- Living room of 32,50m<sup>2</sup> with a wood stove
- Bedroom of 28,40m<sup>2</sup>
- Bathroom of 11,50m<sup>2</sup> (bath, shower, double wash-hand basins)
- Toilet of 3m<sup>2</sup>.

Upstairs :

- Mezzanine/bedroom of 42,20m<sup>2</sup> leading onto a balcony
- Ensuite bedroom of 32m<sup>2</sup> (bath, basin, wc)

Outside

- Barn of 63m<sup>2</sup>
- Wood store 12m<sup>2</sup>
- Remains of an old house of 97m<sup>2</sup>.

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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: 373 EUR**

## NOTES