

2 bedroom semi-detached bungalow with garage and garden with covered terrace, walking distance to town.

EXCLUSIVE



INFORMATION

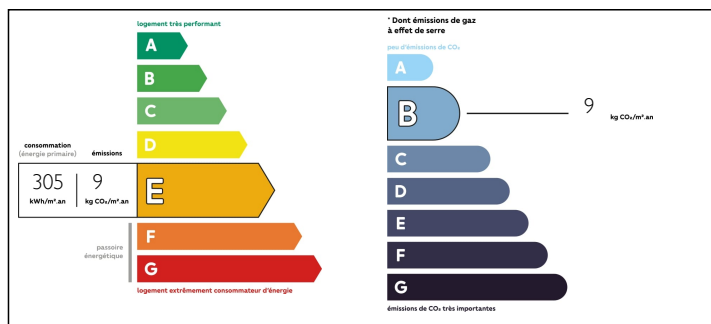
Town:	Rauzan
Department:	Gironde
Bed:	2
Bath:	1
Floor:	61 m2
Plot Size:	558 m2

IN BRIEF

Light and bright 2 bedroom semi-detached, single storey property with attached garage that offers the possibility of conversion. Well equipped kitchen, large storage cupboard, bathroom with walk in shower and a separate WC. Outside there is a garden with covered terrace for alfresco dining. This property is Ideal for first time buyers or buyers looking for a house on one level. The property is located in a peaceful area with views of a 13th century castle. The centre of the village is a short walk where you will find a restaurant, shop and bakery and the historic and stunning town of Saint Emilion is only 20 mins by car.



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

Access to this 2 bed single storey dwelling via private drive with room for parking and it's gated enclosed garden with covered terrace.

Upon entering the house you will find:

Kitchen Approx: 6m² with electric hob and built-in oven and space for under counter fridge/dishwasher. Integral door from Kitchen leads to a garage of Approx 16m² which is suitable for conversion for perhaps a further bedroom with ensuite bathroom or to extend the kitchen to create a large kitchen/dining room

Hallway Approx: 5m² with large storage cupboard/pantry

Bedroom 1: Approx: 10m² with doors leading to back garden

Bedroom 2: Approx: 9m² with windows to front garden

Reception Approx: 18m² with doors to back garden

Bathroom Approx: 3m² with walk in shower and handbasin

WC Approx: 1.5m²

Outside to the rear there is a further terrace and a garden that wraps around to one side of the house to the front. There is a large garden shed and plenty of room for a vegetable garden.

The house on mains drains has double glazing and electric heating.

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

NOTES