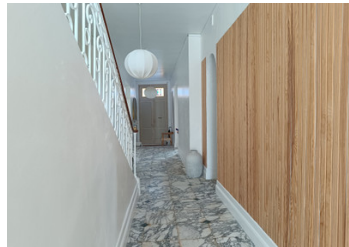


Bourgeois house in the city centre Four bedrooms + two outbuildings, swimming pool, fenced garden.



INFORMATION

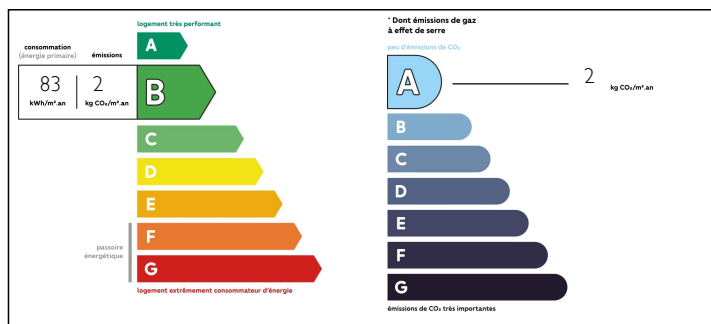
Town:	Coutras
Department:	Gironde
Bed:	4
Bath:	3
Floor:	327 m2
Plot Size:	2102 m2



IN BRIEF

In the heart of Coutras, superb bourgeois house, tastefully renovated. 4 bedrooms including 1 suite. An impression of zenitude, a holiday atmosphere and a pure line. A great potential still to be exploited with its two outbuildings, and its top floor ready to receive your projects. Fenced land. Swimming pool. Vaulted cellar.

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

A little more:

2019 Renovation

Mixed aluminum/PVC frames

Air-to-water heat pump heating

Roof insulation

East West Exposure

Surfaces:

Ground floor

Entrance, reception hall 35.79m²

Changing rooms with toilet washbasin 7m²

Living room 30.24m²

Living room 64.64m²

Kitchen and laundry room 42m²

Veranda 20m²

1st floor: parquet floor

Hallway 13.59m²

Master suite 36.78m² and private terrace

Bedroom 2 19.85m²

Bedroom 3 30.27m²

Bedroom 4 26.87m²

Bathroom 1 6.22m²

Bathroom 2 + wc 11.45m²

Dressing room 2.53m²

Floor 2:

Fully insulated and veneered attic 180m² of space with high potential

Vaulted cellar 25m²

Outside:

Two outbuildings

1 swimming pool

Enclosed land

Chimney, existing flue

Provide a connection to the sewer system

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

LOCAL TAXES

Taxe foncière: **4300 EUR**

NOTES