



## Charming 3 bedroom town house



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 169,000

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Sainte-Foy-la-Grande
Cap:	33220
Pubblicato:	05/06/2024

### Descrizione:

This lovely town house nestled in a peaceful area in the bastide town of St Foy la Grande is finished to very high standards and ready to move into. The property has two entrances and a great potential to be divided into two independent living accommodations, or just as a large family home. This lovely property comprises of 3 bedrooms, kitchen, a large dining room, living room, 2 bathrooms, an office, a very spacious courtyard and a cellar. The property has gas central heating, double glazed windows and doors, fiber internet and a recently installed gas boiler - heating is supplied via mains gas. It is also connected to the main drains.

This house makes the perfect family home or a lock and go holiday home. Its airy and bright courtyard is the ideal place for those summer days dining al fresco, and its large cellar is ideal for those who wants to have their own wine cellar. It is walking distance to schools, supermarkets, restaurants, bars, doctors, pharmacies, and hospital. The train station is a 5 mins walk away, and its famous Saturday morning open market is round the corner. Bergerac is 20 mins and Bordeaux just 1 hr away.

The property has a habitable area of 149 m2:

Ground Floor:

\* Entrance area - 10m2



- \* Living area - 20 m2
- \* Dining area - 25 m2
- \* Bathroom 4.5 m2 - bath, sink
- \* WC- 2 m2
- \* Hallway - 3 m2

## 1st Floor:

- \* Landing 1 - 4 m2
- \* Shower - 3 m2
- \* Bedroom 1 16.5 m2 - with direct access to courtyard
- \* Landing 2 - 4 m2
- \* Bedroom 2 - 16 m2
- \* Bedroom 3 - 14 m2
- \* Office - 12 m2
- \* Bathroom - 3 m2 - bath, sink
- \* WC - 1 m2

Cellar 21 m2 with 2.5 m height  
Courtyard 37 m2

## TECHNICAL INFORMATION:

- \* Very good condition\* Town gas central heating
- \* Double glazed windows/doors\* Large courtyard
- \* Mains drains \* Roof good condition
- \* Fibre Internet Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

### Comune

Camere da letto:	3
Bagni:	2
Finito piedi quadrati:	149 mq

### Room details

Total rooms:	6
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### Utility details

Heating Fuel:	Gas
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## **Lease terms**

Date Available:

## **Informazioni aggiuntive**

URL del sito: [http://www.arkadia.com/GKAD-T68746/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GKAD-T68746/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 524\_34411

