



## Detached House with Garden



### Agent Info

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Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 121,000

### Locatie

Aanbevolen Auto Onderdelen:	France
Postcode:	33430
Geplaatst:	19-11-2024
Omschrijving:	

This house of 90m<sup>2</sup> habitable space with garage on enclosed grounds with mature planting of 3200m<sup>2</sup> is within 11 minutes of Bazas, 20 minutes of Langon and 80kms from Bordeaux.

Entrance, Kitchen with dining area, Dining room with fireplace and fireplace, living room, bathroom and two bedrooms with wardrobes.

Recent boiler (heating fuel) and hot water (Cumulus).

Economical and well insulated, with its double glazing and recent electric blinds, this house consumes little energy and ensures you an excellent comfort of life.

Set on an enclosed ground with lawn of 3200m<sup>2</sup>, a wooden garage of 54m<sup>2</sup> is at your disposal to park your car and / or use as workshop.

Opportunity: This garage can be modified as a Guest House if you wish

Pleasant living environment in a village of 1200 inhabitants possessing a nursery school, primary and daycare and Bus Transgironde line.

Agency Fees paid for by the Seller.



The department of Gironde is the home to some of the world's most celebrated vineyards in the wine region of Bordeaux, such as those in Medoc west of the river Gironde and towards the more hilly area of St-Emilion. Agriculture is important to the economy and you will see grapes, kiwi fruit, strawberries and prunes growing everywhere.

Around Bergerac many tobacco fields are found and the forests of Landes produce a large quantity of timber for flooring, roofing and cladding.

Arcachon is famous throughout France for its oysters and it is possible to see the oyster beds most days at low tide. Property in the region is well sought after and many houses are a “villa” style reminiscent of the houses further south.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

Conditie: Good

### **Algemeen**

Slaapkamers: 2  
Badkamers: 1  
Lot Afmeting: 3200 m<sup>2</sup>

### **Utility details**

Heating: Ja

### **Lease terms**



Date Available:

## **Contact information**

IMLIX ID:

IX6.400.319

