



Charming 3 bedroom townhouse - An opportunity not to be miss



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 180,036.36

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Sainte-Foy-la-Grande
ZIP code: 33220
Posted: Apr 15, 2024

Description:

This charming 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 house is a very bright property and comprises of 3 bedrooms (all upstairs), kitchen only installed 3 yrs ago with direct access to the courtyard, a large dining/living room, 1 bathroom with a shower and bath, 2 separate wc (one upstairs and one downstairs), laundry, a very spacious courtyard with a shaded terrace and a small storage room. The property has gas central heating via mains gas, double glazed windows and doors, fiber internet, ceiling fans and main drains.

This house makes the perfect family home or a lock and go holiday home. Its airy and bright courtyard with a lovely covered area is the ideal place for those summer days dining al fresco or just lounging outside. It is walking distance to schools, supermarkets, restaurants, bars, doctors, pharmacies, and hospital. The train station with direct links to Bordeaux 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.

An opportunity to purchase this house not to be missed!!!

The property has a habitable area of 97 m2:



Ground Floor:

- * Hallway 8 m²
- * Living/Dining area - 23 m²
- * Kitchen - 11 m²
- * WC- 1 m²
- * Laundry 5.5 m²

1st Floor:

- * Landing 1 - 5 m²
- * Bedroom 1 10 m²
- * Bedroom 2 12.5 m²
- * Bedroom 3 - 14 m²
- * Bathroom - 5 m² - bath, shower, sink
- * WC - 3 m²

Storage 4 m²

Courtyard 30 m² (covered terrace 12 m²)

TECHNICAL INFORMATION:

- * Very good condition
- * Recently renovated new electrics/plumbing* Town gas central heating
- * Double glazed windows/doors
- * Ceiling fans
- * Kitchen 3 yrs old* 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

Common

Bedrooms: 3
Finished sq. ft.: 97 sq m

Room details

Total rooms: 6

Utility details

Heating Fuel: Gas



Energy efficiency

Energy Use (kWh/m²/year): 199

Building details

Number of Floors: 1

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/GKAD-T68675/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 524_34780

