



## Charming 3 bedroom townhouse - An opportunity not to be miss



### Informações do Revendedor

Name: ArKadia  
Nome da Empresa:  
País: Reino Unido  
Telefone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para: Venda  
Preço: EUR 175,000

### Localização

Country: França  
State/Region/Province: Nouvelle-Aquitaine  
Cidade: Sainte-Foy-la-Grande  
CEP: 33220  
Adicionado: 15/04/2024

#### Informação adicional:

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 m<sup>2</sup>
- \* Living/Dining area - 23 m<sup>2</sup>
- \* Kitchen - 11 m<sup>2</sup>
- \* WC- 1 m<sup>2</sup>
- \* Laundry 5.5 m<sup>2</sup>

## 1st Floor:

- \* Landing 1 - 5 m<sup>2</sup>
- \* Bedroom 1 10 m<sup>2</sup>
- \* Bedroom 2 12.5 m<sup>2</sup>
- \* Bedroom 3 - 14 m<sup>2</sup>
- \* Bathroom - 5 m<sup>2</sup> - bath, shower, sink
- \* WC - 3 m<sup>2</sup>

Storage 4 m<sup>2</sup>

Courtyard 30 m<sup>2</sup> (covered terrace 12 m<sup>2</sup>)

## 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](http://www.georisques.gouv.fr)

### Comum

Quartos de dormir: 3  
Pés quadrados acabados: 97 m<sup>2</sup>

### Room details

Total rooms: 6

### Utility details

Heating Fuel: Gas



## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 199

## Building details

Número de pisos: 1

## Lease terms

Date Available:

## Informação adicional

URL do site: [http://www.arkadia.com/GKAD-T68675/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GKAD-T68675/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 524\_34780

