

€ 270 000

**Buying house**

**3 rooms**

**Surface : 65 m<sup>2</sup>**

**Surface of the land : 6225 m<sup>2</sup>**

**Year of construction : 1970**

**Exposition : Est ouest**

**View : Campagne**

**Hot water : Gaz**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

fireplace

2 bedroom

1 terrace

1 shower

1 WC

1 garage

**Energy class (dpe) : D**

**Emission of greenhouse gases  
(ges) : D**

**Fees and charges :**

270 000 € agency fees 5,56% à the  
responsibility of the buyer included

19/09/2024 - Prix T.T.C



### House Gaillan-en-Médoc

Located in a hamlet, come and discover this 65 m<sup>2</sup> house. It consists of a fitted kitchen opening onto a living room, two bedrooms, a shower room and a separate toilet. Outside, you will enjoy a charming 6225m<sup>2</sup> park, with a drilled well, two covered terraces, one with a barbecue, as well as a forest area for a natural and peaceful atmosphere. Dependencies: - A garage of approximately 20m<sup>2</sup> - A garage of approximately 50m<sup>2</sup> with double door. Ref. : 880V614M - Mandat n°0128



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Carte professionnelle n°CPI 3301 2017 000 022 101 - RCS 322 076 118 R.C.S. Bordeaux

Code NAF 6831Z - SIRET 32207611800023 - Garantie financière : Gestion immobilière GALIAN ASSURANCES 89 rue de la Boétie 75008 Paris 08  
Montant de la garantie 200000€ Transaction sur immeubles et fonds de commerce Peut recevoir des fonds GALIAN ASSURANCES 89 rue de la  
Boétie 75008 Paris 08 Montant de la garantie 120000€ - Document non contractuel -