

€ 275 000

**Buying house**

**4 rooms**

**Surface : 97 m<sup>2</sup>**

**Surface of the living : 48 m<sup>2</sup>**

**Surface of the land : 3003 m<sup>2</sup>**

**Year of construction : 2014**

**Exposition : Sud est**

**View : Sans vis à vis**

**Hot water : Thermodynamique**

**Inner condition : Excellent**

**External condition : good**

**Couverture : tiles**

**Amenities :**

Bedroom on ground floor, double glazing, Buanderie, calm

3 bedroom

1 terrace

1 shower

1 WC

1 garage

5 parkings

**Fees and charges :**

275 000 € agency fees 5,45% à the responsibility of the buyer included

04/04/2025 - Prix T.T.C



**House Civrac-en-Médoc**

Exceptional: Real estate complex comprising a 97 m<sup>2</sup> house and a 400 m<sup>2</sup> building. In the town of CIVRAC-MEDOC (33340), just 10 minutes by car from LESPARRE-MEDOC and its amenities. In a quiet area, discover this property without vis-à-vis, comprising: - a main house built in 2014 with 97 m<sup>2</sup> of living space comprising an entrance hall, large open living room, fitted and equipped kitchen, pantry, shower room, separate toilet, three good-sized bedrooms with a view of the park outside. The house is built to RT2012 standards, you will have all modern comforts: electrical standards, energy performance, etc. - a 400 m<sup>2</sup> building, connected to electricity, with a very high ceiling. Brick frame, exterior rendering, 40 cm interior shape, high ceiling, steel tray roof redone 10 years ago. All on an enclosed and wooded plot of 3003 m<sup>2</sup>, with a large sliding gate. Easy access, quiet area, not overlooked. Contact: TIM POMMIES-PICOT BEACH REAL ESTATE AGENCY SAINT-VIVIEN DE MEDOC 07.50.30.29.63 Ref. : 880V656M - Mandat n°0175



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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

