

€ 245 000

**Buying longère**

**4 rooms**

**Surface : 144 m<sup>2</sup>**

**Surface of the land : 1200 m<sup>2</sup>**

**Year of construction : AVANT 1948**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : Arafraîchir**

**External condition : good**

**Couverture : tiles**

**Amenities :**

Bedroom on ground floor, double glazing, Buanderie

3 bedroom

1 terrace

1 bathroom

1 shower

1 WC

2 garages

3 parkings

1 cellar

**Energy class (dpe) : D**

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

**Fees and charges :**

245 000 € agency fees 4,90% à the responsibility of the buyer included



### Longère Lesparre-Médoc

Lesparre-Médoc (33340), house for sale close to all shops. About 2 km from amenities, this terraced house of approximately 144 m<sup>2</sup> was built in two parts: - a main part in stone frame - a wooden frame part It consists of an entrance, large living-dining room and mezzanine, a kitchen, a pantry, a bathroom with shower and double sink unit, a toilet, a laundry room and three bedrooms on one level. An independent garage of 42 m<sup>2</sup> which can be converted is present on the plot (building permit ready to be submitted). All on a plot of 1200, fenced, out of sight. The property is connected to the collective sanitation network: mains drainage (certificate of conformity in our possession at the agency). The advantages of the property: - bedrooms opposite the living room - large garden in the city center - cellar in the basement - independent garage Contact: Tim POMMIES-PICOT on 07 50 30 29 63 Real Estate Agency 4 Cr Georges Mandel 33590 ST-VIVIEN DE MEDOC The price indicated includes fees payable by the purchaser: Amount: €12,000 including tax Price of the property excluding fees: €233,000 Property not subject to co-ownership. The risks to which this property is exposed are available on the site: [www.georiques.gouv.fr](http://www.georiques.gouv.fr) Ref. : 880V587M - Mandat n°0104



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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 200000E 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 120000E - Document non contractuel -