

€ 189 000

**Buying house**

**4 rooms**

**Surface : 119 m<sup>2</sup>**

**Surface of the land : 585 m<sup>2</sup>**

**Year of construction : 1890**

**View : Dégagée**

**Hot water : Thermodynamique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

Bedroom on ground floor, double glazing, Buanderie

3 bedroom

1 terrace

2 showers

2 WC

1 garage

2 parkings

**Energy class (dpe) : C**

**Emission of greenhouse gases**

**(ges) : A**

**Fees and charges :**

189 000 € agency fees 5,29% à the responsibility of the buyer included

14/03/2025 - Prix T.T.C



**House Lesparre-Médoc**

LESPARRE-MEDOC: House of 119 m<sup>2</sup>, 600 m<sup>2</sup> of land. The Immo Plage Agency invites you to discover this renovated house, on two floors, in the heart of the town of LESPARRE-MEDOC. With two entrances, this house is composed as follows: ground floor: an entrance with cupboard, a large open living room including living-dining room with open fitted kitchen, veranda adjoining the kitchen, a bedroom and its dressing room, a bathroom, a separate toilet, a laundry/engine room. Upstairs: a landing, two bedrooms with cupboards, a bathroom and toilet. A garage at the back of the plot and its metal carport. Many possibilities are available to you for interior and exterior design. The property is connected to the collective sanitation network: mains drainage. Most : - heating: air/air heat pump from 2018 - hot water: thermodynamics of 2022 - photovoltaic panels - double glazed joinery / veranda / independent garage Contact: Tim POMMIES-PICOT AGENCE IMMO BEACH SAINT-VIVIEN DE MEDOC 07 50 30 29 63 The price indicated includes fees payable by the purchaser: Amount: €10,000 including tax Ref. : 880V594M - Mandat n°0108



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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

