

€ 282 000

Buying house

4 rooms

Surface : 106 m²

Surface of the land : 1139 m²

Year of construction : 1980

Exposition : Est ouest

View : Campagne

Hot water : Electrique

Inner condition : Excellent

External condition : good

Couverture : tiles

Amenities :

Bedroom on ground floor, double glazing, Buanderie, Automatic gate, calm

3 bedroom

1 terrace

1 shower

1 WC

2 garages

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Fees and charges :

282 000 € agency fees 5,32% à the responsibility of the buyer included

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



House Queyrac

Discover this pleasant residential home, ideally located near shops and just minutes from the ocean. Perfectly maintained, it offers a comfortable and functional living environment for the whole family. The house comprises: From a welcoming entrance, With optimized clearance, A fitted and equipped kitchen, opening onto a bright living room, creating a friendly living space, From a modern bathroom, From a separate toilet, Three comfortable bedrooms. Additional advantages: A practical workshop for DIY enthusiasts, A spacious garage, A well drilled to 8.50 m with pump, ideal for watering the garden, A converted outbuilding with a living room and a shower room with WC, offering additional space for guests or an independent activity. A plot of 1139m² offering numerous possibilities for exterior development. Comfort is ensured by an efficient heating system, combining a pellet stove and dry inertia radiators. This property, in excellent condition, is a rare opportunity on the market. Don't miss the chance to settle in a peaceful environment, just steps from the ocean and all amenities. Contact us at 06.80.32.85.84 Ref. : 880V662M - Mandat n°0180



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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

