

€ 377 000

**Buying house**

**5 rooms**

**Surface : 170 m<sup>2</sup>**

**Surface of the living : 60 m<sup>2</sup>**

**Surface of the land : 21200 m<sup>2</sup>**

**Year of construction : 2009**

**Exposition : Sud**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : Excellent**

**External condition : good**

**Couverture : tiles**

**Amenities :**

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

3 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 garage

4 parkings

**Energy class (dpe) : C**

**Emission of greenhouse gases**

**(ges) : A**

Fees and charges : 337 000 € à la vente  
T.T.C

377 000 € agency fees 4,51% à the



### House Saint-Vivien-de-Médoc

SAINT-VIVIEN DE MEDOC: 170 m<sup>2</sup> single-storey house for sale, completely renovated in 2009. In a quiet area, come and discover this house with its large volumes and brightness. Consists of a large living room with double exposure, a large fitted and equipped open kitchen, a laundry room, a bathroom and bathtub + double sink unit, a hallway with large cupboards, three bedrooms, one of which has a bathroom. water, separate toilet. An adjoining and communicating garage of 50 m<sup>2</sup>, lined and insulated, which can accommodate the parking of two vehicles. Outside, you will benefit from a south-facing wooden terrace of approximately 100 m<sup>2</sup>, a wooded garden, a barbecue area. Most : - presence of photovoltaic panels on the roof - Underfloor heating + insert + electric radiators - Single-storey rooms - Brightness of the rooms, calm, less urbanized area - Property with double access (two gates) opening onto two different roads Don't delay any longer, a visit is essential! Your Real Estate Agency 4 Cr Georges Mandel 33590, ST-VIVIEN DE MEDOC The price indicated includes fees payable by the purchaser: Amount: €19,000 including tax Price of the property excluding fees: €380,000 Property not subject to co-ownership. Ref. : 880V583M - Mandat n°3584



Agence Immo Plage - 38, rue de la Plage - 33780 Soulac Sur Mer  
Tél: 09 73 24 63 81 - contact.immoplage33@gmail.com

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

