

€ 299 000

**Buying house**

**5 rooms**

**Surface : 131 m<sup>2</sup>**

**Surface of the land : 1400 m<sup>2</sup>**

**Year of construction : 1975**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : TOIT PLAT**

**Amenities :**

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

3 bedroom

1 terrace

1 bathroom

1 shower

1 WC

4 parkings

**Energy class (dpe) : C**

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

**Fees and charges :**

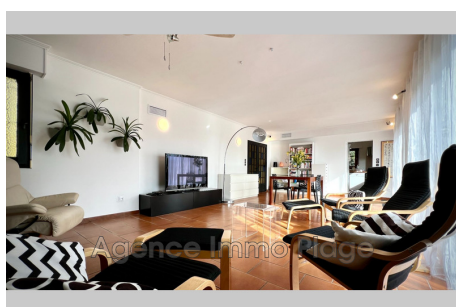
299 000 € agency fees 4,68% à the  
responsibility of the buyer included

12/03/2025 - Prix T.T.C



**House Saint-Vivien-de-Médoc**

Unique product less than a kilometer from the town and its shops. On an enclosed plot with electric gate, this house with a flat roof and crawl space overlooks the neighborhood with a clear view. With a living area of 131 m<sup>2</sup>, this fully renovated house consists of an entrance into a veranda, a hallway, a warm living room with its pellet stove, fitted and equipped kitchen, a bathroom, a hallway, three bedrooms, an office/spare bedroom, a second bathroom with walk-in shower. You will be won over by the comfort of its services: heating by ducted heat pump (attic: air/air) supplemented by the pellet stove in the living room, two electric tanks for hot water, soundproof brick partitions. There are possibilities to expand the property: - possibility of considering a plot of 4000m<sup>2</sup> - 60 m<sup>2</sup> garage to complete the house To visit without delay! CONTACT: Tim POMMIES-PICOT BEACH REAL ESTATE AGENCY SAINT-VIVIEN DE MEDOC Ref. : 880V660M - Mandat n°0176



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

