

€ 275 000

Buying house

6 rooms

Surface : 170 m²

Surface of the living : 35 m²

Surface of the land : 1245 m²

Year of construction : 1949

Exposition : Est ouest

View : Campagne

Hot water : Gaz

Inner condition : good

External condition : good

Couverture : tiles

Amenities :

fireplace, double glazing, calm

4 bedroom

1 terrace

1 shower

2 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Fees and charges :

275 000 € agency fees 5,45% à the responsibility of the buyer included

22/12/2024 - Prix T.T.C



House Queyrac

Comfort and authentic charm Beautiful stone house, offering a perfect blend of traditional charm and modern comfort. Situated in a peaceful environment, this property is ideal for those looking for a warm and welcoming living environment. Interior description: - Large fitted kitchen : A friendly space with wood stove, ideal for family time. - Practical cellar : Perfect storage space, adjacent to the kitchen. - Spacious and bright living room : Decorated with a beautiful open fireplace. - Four comfortable bedrooms : including a suite with a large dressing room, a washbasin and a toilet. - Spacious bathroom . - A separate toilet . Comfort and equipment : Electric heating with lava stone radiators: For gentle, natural heat. Wood stove in the kitchen: Adds a warm feel to the home. Exteriors : Charming barn: Ideal space for storage, a workshop or even a potential development project. Wooded garden: Ideal for moments of relaxation, with sufficient space for gardening This property is a true haven of peace, combining the character of old stones with modern comfort. It will appeal to lovers of authentic and warm homes. Don't miss this opportunity to become the owner of a rare and charming property! Ref. : 880V634M - Mandat n°0146



Agence Immo Plage - 38, rue de la Plage - 33780 Soulac Sur Mer

Tél: 05 56 09 93 55 - agence.immoplage@orange.fr

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

Boétie 75008 Paris 08 Montant de la garantie 120000€ - Document non contractuel -