

€ 449 000

**Buying villa**

**6 rooms**

**Surface : 134 m<sup>2</sup>**

**Surface of the land : 2755 m<sup>2</sup>**

**Year of construction : 1970**

**Exposition : Ouest**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

pool, Pool house, Bedroom on ground floor, double glazing, calm

4 bedroom

1 terrace

1 shower

1 WC

1 garage

5 parkings

1 cellar

**Energy class (dpe) : C**

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

**Fees and charges :**

449 000 € agency fees 4,23% à the responsibility of the buyer included



**Villa Saint-Vivien-de-Médoc**

Exceptional in SAINT-VIVIEN DE MEDOC: House in the city center 5 rooms 132 m<sup>2</sup> for sale. Are you looking for the exclusivity of a hidden place close to the village shops? The Immo Plage agency offers you this completely renovated house with an area of 132 m<sup>2</sup> and its outbuildings. Consists of an entrance, large living room open to the exterior, an open fitted kitchen, 4 bedrooms with access to the garden, a bathroom and separate toilet. The property is equipped with quality services: - swimming pool 9m \* 5m - Ref. : 880V569M - Mandat n°3580



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