

€ 212 000

**Buying idéal investisseur**

**Surface : 125 m<sup>2</sup>**

**Exposition : Est ouest**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : Neuf**

**External condition : good**

**Couverture : tiles**

**Amenities :**

double glazing, calm

4 bedroom

1 terrace

1 bathroom

1 shower

1 garage

**Energy class (dpe) : D**

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

Fees and charges :

212 000 € agency fees 5,66% à the responsibility of the buyer included

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



### Idéal investisseur Saint-Vivien-de-Médoc

Discover an exceptional real estate complex in the heart of the charming village of Saint-Vivien-de-Médoc, offering a privileged living environment and attractive investment potential. This property consists of two separate apartments, perfect for a main residence, secondary residence or rental investment. Ground floor: Comfort and Functionality A friendly living space with a fitted kitchen opening onto a bright living room. Two comfortable bedrooms. A modern bathroom with WC. A garage and adjoining shed, offering practical storage spaces. A private garden. Floor: Space and Brightness A spacious living room, bathed in natural light. A fitted, functional and modern kitchen. Two comfortable bedrooms. An office, ideal for teleworking. A bathroom with WC, for optimal comfort. Additional Benefits: Ideal location in Saint-Vivien-de-Médoc, a dynamic and welcoming village, close to shops, schools and services. Close to the beaches of the Atlantic coast, to enjoy the joys of the sea. Rental investment potential, with the possibility of renting the two apartments separately. The Médoc offers an exceptional living environment, with its prestigious vineyards, its preserved natural landscapes and its rich cultural heritage. This real estate complex represents a rare opportunity on the market. Don't miss this opportunity to settle into a privileged living environment in Saint-Vivien-de-Médoc. For more information or to arrange a visit, contact us today at 06.80.32.85.84 Ref. : 880V661M - Mandat n°0178



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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

