

€ 150 000

**Buying house**

**5 rooms**

**Surface : 95 m<sup>2</sup>**

**Surface of the land : 1426 m<sup>2</sup>**

**Year of construction : 1981**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : to renovate**

**External condition : to renovate**

**Couverture : tiles**

**Amenities :**

Bedroom on ground floor, calm

4 bedroom

1 terrace

1 bathroom

1 garage

3 parkings

**Fees and charges :**

150 000 € agency fees 5,33% à la  
responsibility of the buyer included



### House Talais

Located in the town of TALAIS, a small Médoc village 8km from SOULAC-SUR-MER. House for sale to be completely renovated, with an area of 95 m<sup>2</sup> on one level. Built in 1981, on a plot of 1426 m<sup>2</sup>, this property offers you multiple possibilities. The house consists of a living room, semi-fitted kitchen, a hallway, 4 bedrooms, a bathroom, a separate toilet. An attached garage. Work is to be planned. Land located in the town's PLU building zone. Information, a visit? Contact the Immo Plage agency ST-VIVIEN DE MEDOC 09-73-24-63-81 The price indicated includes agency fees payable by the buyer: Amount €8,000 including tax. Price of the property excluding fees: €142,000 The risks to which this property is exposed are available on the site: [www.georiques.gouv.fr](http://www.georiques.gouv.fr) Ref. : 880V571M - Mandat n°3559

08/09/2024 - Prix T.T.C



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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 -