

€ 399 000

Buying house

5 rooms

Surface : 170 m²

Surface of the living : 60 m²

Surface of the land : 21200 m²

Year of construction : 2009

Exposition : Sud

View : Campagne

Hot water : Electrique

Inner condition : Excellent

External condition : good

Couverture : tiles

Amenities :

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

Energy class (dpe) : C

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

Fees and charges :

399 000 € agency fees 4,76% à the
responsibility of the buyer included

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



House Saint-Vivien-de-Médoc

SAINT-VIVIEN DE MEDOC: 170 m² single-storey house for sale, completely renovated in 2009. In a quiet area, come and discover this house with its large volumes and brightness. Consists of a large living room with double exposure, a large fitted and equipped open kitchen, a laundry room, a bathroom and bathtub + double sink unit, a hallway with large cupboards, three bedrooms, one of which has a bathroom. water, separate toilet. An adjoining and communicating garage of 50 m², lined and insulated, which can accommodate the parking of two vehicles. Outside, you will benefit from a south-facing wooden terrace of approximately 100 m², a wooded garden, a barbecue area. Most : - presence of photovoltaic panels on the roof - Underfloor heating + insert + electric radiators - Single-storey rooms - Brightness of the rooms, calm, less urbanized area - Property with double access (two gates) opening onto two different roads Don't delay any longer, a visit is essential! Your Real Estate Agency 4 Cr Georges Mandel 33590, ST-VIVIEN DE MEDOC The price indicated includes fees payable by the purchaser: Amount: €19,000 including tax Price of the property excluding fees: €380,000 Property not subject to co-ownership. Ref. : 880V583M - Mandat n°3584



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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 200000E 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 120000E - Document non contractuel -