

€ 680 000

**Buying longère**

**10 rooms**

**Surface : 325 m<sup>2</sup>**

**Surface of the living : 57 m<sup>2</sup>**

**Surface of the land : 6539 m<sup>2</sup>**

**Year of construction : 1900**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

pool, pool house, jacuzzi spa,

fireplace, Bedroom on ground floor,

double glazing, Buanderie, Automatic

gate, calm

6 bedroom

2 terraces

3 showers

3 WC

2 garages

10 parkings

**Energy class (dpe) : C**

**Emission of greenhouse gases**

**(ges) : A**

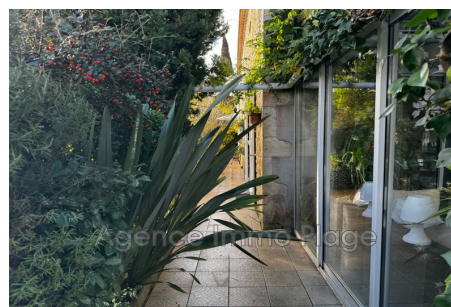
**Fees and charges :**

680 000 € agency fees 4,41% à the  
responsibility of the buyer included



### Longère Vendays-Montalivet

Unique product in VENDAYS-MONTALIVET (3393): Stone farmhouse of 326 m<sup>2</sup> - + outbuilding of 70 m<sup>2</sup>. In a natural, green setting, in a very little urbanized area, come and discover this property built on more than one and a half hectares of land. On two levels, this building consists of a fitted and equipped kitchen, a utility room, a large living room of over 57 m<sup>2</sup> and very high ceilings (mezzanine which overhangs), master bedroom on the ground floor with bedroom area, bathroom; a hallway, a second bedroom on the ground floor and a separate toilet. Hunting room and storage/laundry area. Upstairs an open space used as a billiard room/office, two bedrooms, a shower room and a toilet. Veranda of over 50 m<sup>2</sup> which allows movement from the main house to the 70 m<sup>2</sup> apartment comprising living room/kitchen, office, two bedrooms, shower room and toilet. A relaxation area with jacuzzi, a gym and shower room and toilet for the swimming pool, etc. Swimming pool heated by heat pump, large surface area, safety shutter. Carport for sheltering four vehicles. Tarmaced inner courtyard. Several outdoor spaces allowing gardening, relaxation, etc. Drilled well present on the plot. Electric sliding gate. LOCAL CONTACT: Tim POMMIES-PICOT BEACH REAL ESTATE AGENCY 4 Cr Georges Mandel 33590 ST-VIVIEN DE MEDOC Ref. : 880V636M - Mandat n°0155



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