

€ 99 000

**Buying house**

**4 rooms**

**Surface : 80 m<sup>2</sup>**

**Surface of the land : 395 m<sup>2</sup>**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : to renovate**

**External condition : to renovate**

**Couverture : tiles**

**Amenities :**

fireplace, Bedroom on ground floor,  
calm

2 bedroom

1 terrace

1 shower

1 WC

2 parkings

**Fees and charges :**

99 000 € agency fees 7,07% à the  
responsibility of the buyer included



### House Jau-Dignac-et-Loirac

**JAU-DIGNAC-ET-LOIRAC:** Dwelling house 3 rooms 85 m<sup>2</sup>. For sale in the town of Jau Dignac et Loirac (33590), terraced house on one side composed of: - an entrance - a living/dining room with fireplace - 2 bedrooms - a renovated bathroom - a separate toilet Upstairs: an attic is to be converted with many possibilities. The pluses: proximity to Saint-Vivien de Médoc and its annual market as well as local shops and healthcare services; located 20 minutes from the Médoc beaches; quiet area. Renovation work is to be expected: we can assist you in producing quotes from local craftsmen. The whole on a ground of 352 m<sup>2</sup> rounded off. Ref. : 880V485M - Mandat n°3459

01/03/2024 - Prix T.T.C



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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 -