

**€ 178 000**

**Buying house**

**3 rooms**

**Surface : 71 m<sup>2</sup>**

**Surface of the land : 864 m<sup>2</sup>**

**Exposition : Est ouest**

**View : Campagne**

**Hot water : Gaz**

**Inner condition : Arénover**

**External condition : Arénover**

**Couverture : tiles**

**Amenities :**

calm, double glazing

2 bedroom

1 terrace

1 bathroom

1 WC

**Energy class (dpe) : D**

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

**Fees and charges :**

178 000 € agency fees 5,62% à the  
responsibility of the buyer included

14/06/2025 - Prix T.T.C



### House Lesparre-Médoc

Discover this 71 m<sup>2</sup> single-story house, ideally located in a sought-after residential area of Lesparre-Médoc (33340). On a plot of 864 m<sup>2</sup>, this property offers a peaceful living environment, perfect for a couple or a small family looking for comfort and functionality. **Living Space :** The house opens onto a bright living room and an open-plan kitchen. The kitchen, currently fitted, will require the cabinets to be replaced, offering the opportunity to fully customize it to your taste. **Sleeping Area and Sanitary Facilities :** The sleeping area is served by two bedrooms and a bathroom with WC. **Energy Performance and Equipment:** Heating is provided by an individual gas system with an underground tank, guaranteeing appreciable thermal comfort. A major asset for energy performance is the attic insulation, redone in 2023, helping to reduce your expenses. The joinery is double-glazed with wooden studs. **Exterior and Assets of the Land** Enjoy a large, wooded garden of 864 m<sup>2</sup>, a true invitation to relax and enjoy outdoor activities. A small terrace made of washed pebbles is available, ideal for your moments of conviviality. This house represents an excellent base, offering potential for optimization and customization to create the ideal home. A visit is a must! Contact us today at 06.80.32.85.84 to arrange your visit and discover the full potential of this property! Ref. : 880V675M - Mandat n°0197



Agence Immo Plage - 4 cours georges mandel - 33590 Saint-Vivien-de-Médoc

Tél: 09 73 24 63 81 - contact.immoplage33@gmail.com

Carte professionnelle n°CPI 3301 2024 000 000 054 - RCS 927 735 498 R.C.S. Bordeaux

Code NAF 6831Z - SIRET 927 735 498 00010 - 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 - \*prix F.A.I.