

**€ 214 800**

**Buying house**

**3 rooms**

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

**Surface of the land : 3357 m<sup>2</sup>**

**Year of construction : 1990**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

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

2 bedroom

1 terrace

1 shower

1 WC

2 garages

7 parkings

1 cellar

**Energy class (dpe) : D**

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

**Fees and charges :**

214 800 € agency fees 4,56% à the  
responsibility of the buyer included  
26/04/2025 - Prix T.T.C



**House Valeyrac**

VALEYRAC in a quiet area 10 minutes by car from Lesparre and its amenities. The Immo Plage agency offers for sale this detached house 95 m<sup>2</sup> on 3357 m<sup>2</sup> of land. Single-storey house consisting of an entrance, a living room with insert and access to the covered terrace, fitted and equipped kitchen, two bedrooms with cupboards, a bathroom and a separate toilet. Adjoining and communicating: a tiled garage and its cellar. Double independent garage of approximately 50 m<sup>2</sup>. The property is fenced all around, a low wall is present on the front part as well as a sliding gate. Interior courtyard with numerous vehicle parking spaces: cars, trucks, etc. Compliant individual sanitation. Roof in very good condition, PVC double glazing, wooden shutters. A henhouse is present of approximately 600 m<sup>2</sup>. Local contact: Tim POMMIES-PICOT on 07-50-30-29-63 AGENCE IMMO BEACH SAINT-VIVIEN DE MEDOC The price indicated includes fees payable by the purchaser: Amount: 4.8% including tax Price excluding fees: €205,000 Property not subject to co-ownership. Ref. : 880V554M - Mandat n°3556



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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.