

€ 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, Laundry room, 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 la  
responsibility of the buyer included  
29/04/2024 - 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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