

€ 209 600

Buying house

6 rooms

Surface : 123 m²

Surface of the land : 2248 m²

Year of construction : 1800

View : Dégagée

Hot water : Fuel

Inner condition : A rénover

External condition : good

Couverture : tiles

Amenities :

fireplace, Bedroom on ground floor,
double glazing, calm

2 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

3 parkings

1 cellar

Energy class (dpe) : D

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

Fees and charges :

209 600 € agency fees 4,58% à la
responsabilité of the buyer included



House Vertheuil

In a quiet, wooded environment, 7 minutes by car from LESPARRÉ-MEDOC and its amenities. Only 1 hour from Bordeaux and its airport. Stone house from the 1800s, on one level, with a living area of 123 m². Consists of: an entrance, separate fitted kitchen, a living room, dining room, pantry, two bedrooms, a bathroom with bathtub and shower + toilet, a second bathroom with shower and toilet. Outside, you will benefit from several outbuildings: - a garage with attic: possibility of conversion for independent studio/t2 - a summer kitchen area with indoor barbecue - a cave - a workshop All on a quiet building and swimming pool plot. The assets: calm, development potential, natural character of the stone. Renovation work must be undertaken: energy performance (replacement of oil boiler), layout of rooms, insulation. The price indicated includes fees payable by the purchaser: Amount: 4.8% including tax Price excluding fees: €200,000 Property not subject to co-ownership. The risks to which this property is exposed are available on the site: www.georiques.gouv.fr Ref. : 880V550M - Mandat n°3549



Agence Immo Plage - 38, rue de la Plage - 33780 Soulac Sur Mer

Tél: 05 56 09 93 55 - agence.immoplage@orange.fr

Carte professionnelle n°CPI 3301 2017 000 022 101 - RCS 322 076 118 R.C.S. Bordeaux

Code NAF 6831Z - SIRET 32207611800023 - 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 -