agence IMMO PLAGE Depuis 1981

SOULAC SUR MER : 05 56 09 93 55
ST VIVIEN DE MEDOC : 09 73 24 63 81
agence.immoplage@orange.fr

€ 217 000

Buying house
4 rooms
Surface : 134 m²

Surface of the living : 38 m²
Surface of the land : 655 m²
Year of construction : 1800
Exposition : Est
Hot water : Electrique
Inner condition : A moderniser
External condition : good
Couverture : tiles
Amenities :
fireplace, Bedroom on ground floor, double glazing

3 bedroom
1 terrace
1 shower
1 WC
2 garages
1 parking

Energy class (dpe) : E
Emission of greenhouse gases (ges) : B

Fees and charges :
217 000 € agency fees 4,61% à the responsibility of the buyer included
26/04/2024 - Prix T.T.C

House Civrac-en-Médoc

In the village of the commune of CIVRAC EN MEDOC, House for sale 4 rooms - 134 m² on 655 m² of land. About 5 minutes from Lesparre, 1 hour from Mérignac airport, Immo Plage SAINT-VIVIEN DE MEDOC offers you this town house that has undergone extensive renovation work. Consists of a veranda, separate fitted kitchen, a spacious living room of around 34 m², 3 bedrooms, a shower room, a separate toilet. On the ground, you will benefit from several outbuildings located on the property boundary: -A DIY workshop with its attic -A laboratory currently operated for butchery activity. The pluses: proximity to local activities in the town, single-storey house, 3 heating modes (electric with convectors, fireplace with open hearth in the living room, wood stove in the hallway). A drilled well approximately 7m deep is present on the plots. The various works that have been carried out are listed below: -change of electric cumulus - replacement of all convectors in 2022 - electricity redone in 2013 + attic insulation (rock wool) Still to be planned: simple doorframes to change in the part overlooking the garden. A visit, information? Contact your agency at 09.73.24.63.81 Your local advisor: Tim POMMIES-PICOT
Ref. : 880V490M - Mandat n°3564