

€ 259 000

Buying maison de caractère

5 rooms

Surface : 164 m²

Surface of the land : 2045 m²

Year of construction : 1800

Hot water : Electrique

Inner condition : Arafraîchir

External condition : A rénover

Couverture : tiles

Amenities :

Bedroom on ground floor, calm

3 bedroom

1 shower

1 WC

1 garage

3 parkings

Energy class (dpe) : E

Emission of greenhouse gases

(ges) : B

Fees and charges :

259 000 € agency fees 4,80% à the responsibility of the buyer included

28/04/2024 - Prix T.T.C



Maison de caractère Civrac-en-Médoc

Come and discover this authentic house of character, nestled in the heart of Civrac-en-Médoc. Built in 1800, this charming residence with a surface area of 188 m² extends over generous land of 2045 m² and is spread over two levels. The interior, to be refreshed, will bring its rustic charm to your living environment. It is equipped with a wood stove heating system and electric hot water production. The house consists of three large bedrooms, a bathroom with its toilet. For your satisfaction, the single-storey rooms offer you comfort. Upstairs: a room to arrange according to your tastes. In addition, it offers a large plot of land that can accommodate parking for several vehicles. Sanitized by a septic tank, this individual residence, to be renovated, will be perfect for those who love calm and aspire to a bucolic atmosphere. If you want a clear view and a preserved area, you will be won over. The price indicated includes fees payable by the purchaser: Amount: €13,664 including tax Price excluding fees: Property not subject to co-ownership. The risks to which this property is exposed are available on the site: www.georiques.gouv.fr Ref. : 880V544M - Mandat n°3539



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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 -