

€ 257 000

Buying house

4 rooms

Surface : 80 m²

Surface of the living : 25 m²

Surface of the land : 3292 m²

Year of construction : 1970

View : Dégagée

Hot water : Electrique

Inner condition : good

External condition : Neuf

Couverture : tiles

Amenities :

fireplace, Bedroom on ground floor,
double glazing

3 bedroom

1 bathroom

1 WC

2 garages

2 parkings

Energy class (dpe) : D

Emission of greenhouse gases

(ges) : B

Fees and charges :

257 000 € agency fees 4,67% à the
responsibility of the buyer included

26/04/2025 - Prix T.T.C



House Hourtin

At the entrance to the village of HOURTIN (33990), approximately 7 km from Lake PIQUEYROT and 4 km from the center of the town and its shops. Charming single-storey house of 83 m² including a bright living room, kitchen to be fitted out according to your tastes, 3 independent bedrooms, a bathroom and separate toilet. A small veranda separates the entrance to the house. Independent wooden garage completely renovated in 2021 of approximately 40 m². Outside: you will benefit from a garden of more than 3000m² with trees and an enclosed area. Numerous works have been carried out in recent years: supporting invoices. - cover: tiles - attic insulation: sprayed glass wool - triple glazing joinery and manual roller shutters - lined living room wall - reversible climate control - electric balloon in 2022 - facelift Individual sanitation: mound (carried out in 2015). Local contact: Tim POMMIES-PICOT: 07.50.30.29.63 Real Estate Agency SAINT-VIVIEN DE MEDOC The price indicated includes fees payable by the purchaser: Amount: 4.8% including tax Price excluding fees: €310,000 Property not subject to co-ownership. The risks to which this property is exposed are available on the site: www.georiques.gouv.fr Ref. : 880V539M - Mandat n°0153



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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.