

€ 199 000

**Buying house**

**4 rooms**

**Surface : 104 m<sup>2</sup>**

**Surface of the living : 30 m<sup>2</sup>**

**Surface of the land : 875 m<sup>2</sup>**

**Year of construction : 1985**

**Exposition : Sud ouest**

**Hot water : Electrique**

**Inner condition : A rafraîchir**

**External condition : good**

**Couverture : tiles**

**Amenities :**

Bedroom on ground floor, double glazing, calm

3 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 garage

1 parking

**Energy class (dpe) : D**

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

**Fees and charges :**

199 000 € agency fees 6,03% à the responsibility of the buyer included



### House Lesparre-Médoc

LESPARRE-MEDOC: Single-storey dwelling house 5 rooms -102 m<sup>2</sup> on 875 m<sup>2</sup> of land. Consists of: an entrance leading to a kitchen and a cellar communicating with the garage, a living room overlooking the back of the garden and its terrace, a hallway, 3 bedrooms, a bathroom and bath, a separate toilet. The property is in good condition, a refresh is necessary. Want more information? Local contact: Tim POMMIES-PICOT at 07.50.30.29.63 Immo Beach Agency 4 Cours Georges Mandel 33590 SAINT VIVIEN DE MEDOC Ref. : 880V505M - Mandat n°3485



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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 -