

€ 345 000

**Buying house**

**4 rooms**

**Surface : 140 m<sup>2</sup>**

**Surface of the living : 46 m<sup>2</sup>**

**Surface of the land : 1669 m<sup>2</sup>**

**Year of construction : 1960**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : Arafraichir**

**Couverture : tiles**

**Amenities :**

Bedroom on ground floor, double glazing, Automatic gate, calm

3 bedroom

1 terrace

1 bathroom

2 showers

2 WC

2 garages

5 parkings

1 cellar

**Energy class (dpe) : C**

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

**Fees and charges :**

345 000 € agency fees 3,77% à the responsibility of the buyer included



### House Lesparre-Médoc

In the town of LESPARRE-MEDOC: close to all amenities. House for sale on one level 140 m<sup>2</sup> completely renovated in 2020 with taste. This house offers you: a large living room of more than 45 m<sup>2</sup>, a large fitted kitchen, 3 three bedrooms including a master suite with dressing room, bathroom and separate toilet, a second bathroom, a second separate toilet. A room/studio can still be fitted out. DPE: Letter &gt; C: very good insulation and energy performance of the property Outside, you will benefit from a large garden of more than 1600 m<sup>2</sup> in the city center, rare in the area! A garage of more than 210 m<sup>2</sup> for DIY enthusiasts, craftsmen or other professionals, with a ceiling height of more than 4m. Rewarding services for this property with a strategic location for a family with children, retirees, etc. The exterior plaster will be completely redone for the sale to leave you with a property without work. Come and discover this property without delay!!!! Local contact: Tim POMMIES-PICOT AGENCE IMMO BEACH SAINT-VIVIEN DE MEDOC 07.50.30.29.63 The price indicated includes fees payable by the purchaser: Amount €13,500 including tax Price excluding fees: €340,000 Property not subject to co-ownership. The risks to which this property is exposed are available on the site: [www.georiques.gouv.fr](http://www.georiques.gouv.fr) Ref. : 880V538M - Mandat n°3533



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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 200000€ 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 120000€ - Document non contractuel -