

€ 345 000

Buying house

4 rooms

Surface : 175 m²

Surface of the living : 46 m²

Surface of the land : 1669 m²

Year of construction : 1960

View : Citadine

Hot water : Electrique

Inner condition : Excellent

External condition : good

Couverture : tiles

Amenities :

Bedroom on ground floor, double glazing, Buanderie, 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 : Rés.T.T.C

345 000 € agency fees 3,77% à the



House Lesparre-Médoc

In the town of LESPARRE-MEDOC: close to all amenities. House for sale on one level 140 m² completely renovated in 2020 with taste. This house offers you: a large living room of more than 45 m², 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 > C: very good insulation and energy performance of the property Outside, you will benefit from a large garden of more than 1600 m² in the city center, rare in the area! A garage of more than 210 m² 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 Ref. : 880V538M - Mandat n°0159



Agence Immo Plage - 4 cours georges mandel - 33590 Saint-Vivien-de-Médoc

Tél: 09 73 24 63 81 - contact.immoplage33@gmail.com

Carte professionnelle n°CPI 3301 2024 000 000 054 - RCS 927 735 498 R.C.S. Bordeaux

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.