

€ 275 000

Buying house

4 rooms

Surface : 97 m²

Surface of the living : 48 m²

Surface of the land : 2000 m²

Year of construction : 2014

Exposition : Sud est

View : Sans vis à vis

Hot water : Thermodynamique

Inner condition : Excellent

External condition : good

Couverture : tiles

Amenities :

Bedroom on ground floor, double glazing, Buanderie, calm

3 bedroom

1 terrace

1 shower

1 WC

1 garage

5 parkings

Fees and charges :

275 000 € agency fees 5,45% à the responsibility of the buyer included

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



House Lesparre-Médoc

Exceptional: Real estate complex comprising a 97 m² house and a 400 m² building. In the town of CIVRAC-MEDOC (33340), just 10 minutes by car from LESPARRE-MEDOC and its amenities. In a quiet area, discover this property without vis-à-vis, comprising: - a main house built in 2014 with 97 m² of living space comprising an entrance hall, large open living room, fitted and equipped kitchen, pantry, shower room, separate toilet, three good-sized bedrooms with a view of the park outside. The house is built to RT2012 standards, you will have all modern comforts: electrical standards, energy performance, etc. - a 400 m² building, connected to electricity, with a very high ceiling. Brick frame, exterior rendering, 40 cm interior shape, high ceiling, steel tray roof redone 10 years ago. All on an enclosed and wooded plot of 3003 m², with a large sliding gate. Easy access, quiet area, not overlooked. Contact: TIM POMMIES-PICOT BEACH REAL ESTATE AGENCY SAINT-VIVIEN DE MEDOC 07.50.30.29.63 Ref. : 880V656M - Mandat n°0175



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.