

€ 255 000

**Buying house**

**4 rooms**

**Surface : 116 m<sup>2</sup>**

**Surface of the living : 35 m<sup>2</sup>**

**Surface of the land : 900 m<sup>2</sup>**

**Year of construction : 2003**

**Exposition : Est ouest**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

Bedroom on ground floor, double glazing, Laundry room, calm

3 bedroom

1 terrace

1 shower

2 WC

1 garage

1 parking

**Energy class (dpe) : D**

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

**Fees and charges :**

255 000 € agency fees 3,92% à la responsabilité of the buyer included

06/05/2024 - Prix T.T.C



### House Queyrac

House of 116 m<sup>2</sup> ideally located in Queyrac, 1 km from the town, 15 minutes from the beaches and 10 minutes from Lesparre Médoc and all amenities. It consists of a large, bright, through living room of 49 m<sup>2</sup> with a kitchen area (to be fitted out) a pantry of 12 m<sup>2</sup> opening onto the garage, three bedrooms each with cupboards, of 11, 12 and 13 m<sup>2</sup>, a bathroom walk-in shower and 2 separate toilets, For the exterior, a terrace on the east side of 25 m<sup>2</sup> on 900 m<sup>2</sup> of enclosed land. In terms of services: electric heating, double-glazed PVC joinery and ALU bay window, manual roller shutters, tiled floors throughout the house, wooden entrance door, insulation of the attic, individual sanitation where the drainage will have to be redone. Come visit this family home with spacious rooms and very close to the amenities of the town of Queyrac: school, pharmacy, medical centre, butcher's shop, restaurants.... Information on the risks to which this property is exposed is available on the Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr) Ref. : 880V563M - Mandat n°3565



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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 -