

Price on request

Buying house

Year of construction : 1995

Exposition : Est ouest

View : Campagne

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Amenities :

fireplace, double glazing, Buanderie,

Automatic gate, calm

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage

5 parkings

1 cellar

Energy class (dpe) : D

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

Fees and charges :

15/10/2025 - Prix T.T.C



House Queyrac

Discover this charming residential house, built in 1995, offering a living area of 106 m² set within a wooded, fully enclosed environment. Thoughtfully designed for comfort and practicality, this property combines the benefits of single-story living with modern and rare features. The main level, spanning 106 m², is arranged for easy family living: A welcoming entrance. A spacious, bright open-plan living room with a fully fitted kitchen, creating a warm and inviting space. The sleeping area includes three comfortable bedrooms. A bathroom and a separate toilet. A handy utility room completes this level. **EXCEPTIONAL ASSETS** This property stands out thanks to its outbuildings offering incredible potential and exceptional accessibility: A full basement of 64.17 m², dry and fully adaptable, with private elevator access. This unique feature guarantees unparalleled daily convenience and comfort. A 60 m² garage providing ample space for two vehicles, a workshop, or storage. Enjoy the sunny days on the spacious terrace, a true extension of the living area. The wooded park promises peace and privacy. Access to the property is easy via a paved driveway and an electric gate, ensuring security and convenience. A high-quality family home, combining traditional 1995 construction with modern amenities (elevator, large garage) in a privileged setting. A must-see without delay! **CONTACT: Myriam MOSSANT 06.80.32.85.84** Individual entrepreneur (EI) acting in the capacity of commercial agent, duly registered in the Special Register of



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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.