

€ 245 000

Buying house

4 rooms

Surface : 119 m²

Surface of the land : 1200 m²

Exposition : Sud ouest

View : Campagne

Hot water : Electrique

Inner condition : good

External condition : Arafraichir

Couverture : tiles

Amenities :

pool, Bedroom on ground floor,
double glazing

3 bedroom

2 terraces

2 showers

2 WC

Energy class (dpe) : C

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

Fees and charges :

245 000 € agency fees 4,90% à the
responsibility of the buyer included



House Saint-Germain-d'Esteuil

The Dream House in Saint-Germain-d'Esteuil, a Real Gem! Come see this magnificent stone house, a true little corner of paradise nestled in Saint-Germain-d'Esteuil! With its 119 m² of living space, spread over two levels, it has everything to please. It has retained all the character of the old, with its beautiful stones that tell a story, but it has been tastefully renovated to offer you all the comforts of today. It's a perfect marriage, you'll see! On the ground floor An entrance that welcomes you with open arms, and you can already feel the charm of the house. A spacious living room, where life is good, with a warm atmosphere that invites relaxation and aperitifs with friends. The kitchen opens onto this large living room, so you don't miss any of the conversations, even while preparing delicious meals. A practical cellar, a cozy bedroom, a bathroom and a separate toilet, everything is there, well thought out. Upstairs, the Quiet Sleeping Area: A bright landing leads you to the sleeping area. Two bedrooms, with exposed beams, a bathroom with WC, for everyone's comfort. Outside, it's Holidays All Year Round! The house spoils you with its exteriors, perfect for enjoying the sun and the sweetness of life: In front, a beautiful wooden terrace awaits you, and right next to it, the swimming pool (shell from 2016, electrical system from 2021), for refreshing dips and moments of pure relaxation. It's bliss, I tell you! At the back, another concrete terrace, for a change of pace. And what about the grounds? It's enclosed and beautifully planted, a true haven of peace, a green corner where it's good to recharge your batteries, far from the hustle and bustle. This property represents a great opportunity to acquire a home with soul, where old-world charm blends beautifully with modern con...

€ 245 000

Buying house

4 rooms

Surface : 119 m²

Surface of the land : 1200 m²

Exposition : Sud ouest

View : Campagne

Hot water : Electrique

Inner condition : good

External condition : Arafraichir

Couverture : tiles

Amenities :

pool, Bedroom on ground floor,
double glazing

3 bedroom

2 terraces

2 showers

2 WC

Energy class (dpe) : C

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

14/06/2025 - Prix T.T.C



House Saint-Germain-d'Esteuil

...veniences. A deal not to be missed, I believe! Call us at 06.80.32.85.84

Fees and charges :

245 000 € agency fees 4,90% à the responsibility of the buyer included

Ref. : 880V672M - Mandat n°01.98



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.