

€ 199 000

**Buying maison de ville**

**5 rooms**

**Surface : 125 m<sup>2</sup>**

**Year of construction : 1900**

**Hot water : Electrique**

**Inner condition : A rafraichir**

**External condition : good**

**Couverture : tiles**

**Amenities :**

pool, double glazing, Automatic gate, calm

3 bedroom

1 shower

2 WC

**Energy class (dpe) : E**

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

**Fees and charges :**

199 000 € agency fees 4,52% à the responsibility of the buyer included

28/04/2024 - Prix T.T.C



### Maison de ville Saint-Laurent-Médoc

ST-LAURENT MEDOC: hypercenter, 5-room townhouse on one floor. Townhouse adjoined on both sides, comprising on the ground floor: entrance hall, living room, fitted kitchen, pantry, separate toilet, patio access with swimming pool, stairwell. Upstairs: a landing, three bedrooms, a bathroom with toilet. This property is in the immediate vicinity of all shops, schools, sports complexes, etc. Parking 10 m from the house. This bein can be aimed at several profiles: - Principal residence - investors for division into apartment lots / commercial investment (premises for rent) -doctor's office The price indicated includes fees payable by the buyer: Amount: €11,520 Price excluding fees: €240,000 Property not subject to co-ownership. The risks to which this property is exposed are available on the site: [www.georiques.gouv.fr](http://www.georiques.gouv.fr) Ref. : 880V534M - Mandat n°3523



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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 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 -