

€ 436 000

Buying house

5 rooms

Surface : 154 m²

Surface of the land : 1282 m²

Year of construction : 1986

Exposition : Sud ouest

View : Campagne

Hot water : Electrique

Inner condition : good

External condition : Rénové

Couverture : tiles

Amenities :

Bedroom on ground floor, double glazing, Automatic gate, calm

3 bedroom

1 shower

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Fees and charges :

436 000 € agency fees 3,67% à the responsibility of the buyer included

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



House Saint-Vivien-de-Médoc

In the lively commune of SAINT-VIVIEN DE MEDOC, single-storey house of 154 m². Consists of: a large living room with living room, open fitted kitchen, dining room, 2 cellars, hallway, 3 bedrooms with fitted wardrobes, an office, shower room/bathroom, separate wc. Outside: a double garage with electric doors, a wood shed, a garden shed. Wooden terrace at the back of the garden, not overlooked (forest), many recent works. The pluses: 3 heating modes (wood stove in the living room, reversible air conditioning, electric heating with radiators). House maintained over the years: - remodeled roof (2016) - Attic insulation (2020: 60 cm of blown glass wool) -Equipped and fitted kitchen (castorama 2022) -Vmc (eligible vmc edf) -Floating floors - Electric cumulus: May 2023: 200L -Water softener: installed 2 years ago Many benefits have been introduced in recent years. The price indicated includes the fees payable by the purchaser: Amount: €336,000 Amount excluding fees: €320,000 Property not subject to co-ownership: No. Ref. : 880V515M - Mandat n°3498



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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 -