

€ 260 000

**Buying house**

**4 rooms**

**Surface : 80 m<sup>2</sup>**

**Surface of the living : 34 m<sup>2</sup>**

**Surface of the land : 1600 m<sup>2</sup>**

**Year of construction : 2008**

**Exposition : Sud**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : Neuf**

**External condition : good**

**Couverture : tiles**

**Amenities :**

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

3 bedroom

1 terrace

1 bathroom

1 WC

5 parkings

**Energy class (dpe) : D**

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

**Fees and charges :**

260 000 € agency fees 3,85% à the  
responsibility of the buyer included

07/12/2023 - Prix T.T.C



### House Saint-Vivien-de-Médoc

Between sea and countryside, near the pretty village of St Vivien de Médoc, Come to discover this recent home and its sported and closed ground. It is composed of a kitchen open to the living space as well as a wood stove. 3 bedrooms, 1 bathroom, 1 separate toilet and a storeroom. The joinery is PVC, with shutters. Roof overhang on the terrace. Sanitation is up to current standards. Ref. : 880V521M - Mandat n°3507



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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 -