

**€ 377 000**

**Buying house**

**5 rooms**

**Surface : 170 m<sup>2</sup>**

**Surface of the living : 60 m<sup>2</sup>**

**Surface of the land : 21200 m<sup>2</sup>**

**Year of construction : 2009**

**Exposition : Sud**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : Excellent**

**External condition : good**

**Couverture : tiles**

**Amenities :**

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

3 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 garage

4 parkings

**Energy class (dpe) : C**

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

FS 04/2025 - Ds T.T.C

377 000 € agency fees 4,51% à the



**House Saint-Vivien-de-Médoc**

**SAINT-VIVIEN DE MEDOC:** 170 m<sup>2</sup> single-storey house for sale, completely renovated in 2009. In a quiet area, come and discover this house with its large volumes and brightness. Consists of a large living room with double exposure, a large fitted and equipped open kitchen, a laundry room, a bathroom and bathtub + double sink unit, a hallway with large cupboards, three bedrooms, one of which has a bathroom. water, separate toilet. An adjoining and communicating garage of 50 m<sup>2</sup>, lined and insulated, which can accommodate the parking of two vehicles. Outside, you will benefit from a south-facing wooden terrace of approximately 100 m<sup>2</sup>, a wooded garden, a barbecue area. Most : - presence of photovoltaic panels on the roof - Underfloor heating + insert + electric radiators - Single-storey rooms - Brightness of the rooms, calm, less urbanized area - Property with double access (two gates) opening onto two different roads Don't delay any longer, a visit is essential! Your Real Estate Agency 4 Cr Georges Mandel 33590, ST-VIVIEN DE MEDOC The price indicated includes fees payable by the purchaser: Amount: €19,000 including tax Price of the property excluding fees: €380,000 Property not subject to co-ownership. Ref. : 880V583M - Mandat n°3584



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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.