

**€ 299 000**

**Buying house**

**5 rooms**

**Surface : 131 m<sup>2</sup>**

**Surface of the land : 1400 m<sup>2</sup>**

**Year of construction : 1975**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : TOIT PLAT**

**Amenities :**

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

3 bedroom

1 terrace

1 bathroom

1 shower

1 WC

4 parkings

**Energy class (dpe) : C**

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

**Fees and charges :**

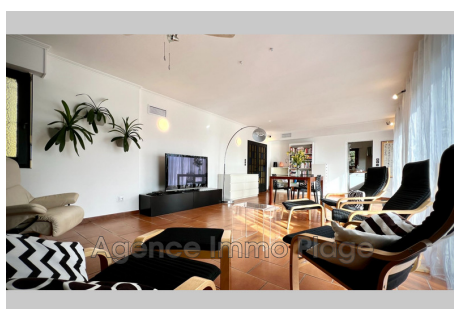
299 000 € agency fees 4,68% à the  
responsibility of the buyer included

26/04/2025 - Prix T.T.C



**House Saint-Vivien-de-Médoc**

Unique product less than a kilometer from the town and its shops. On an enclosed plot with electric gate, this house with a flat roof and crawl space overlooks the neighborhood with a clear view. With a living area of 131 m<sup>2</sup>, this fully renovated house consists of an entrance into a veranda, a hallway, a warm living room with its pellet stove, fitted and equipped kitchen, a bathroom, a hallway, three bedrooms, an office/spare bedroom, a second bathroom with walk-in shower. You will be won over by the comfort of its services: heating by ducted heat pump (attic: air/air) supplemented by the pellet stove in the living room, two electric tanks for hot water, soundproof brick partitions. There are possibilities to expand the property: - possibility of considering a plot of 4000m<sup>2</sup> - 60 m<sup>2</sup> garage to complete the house To visit without delay! CONTACT: Tim POMMIES-PICOT BEACH REAL ESTATE AGENCY SAINT-VIVIEN DE MEDOC Ref. : 880V660M - Mandat n°0176



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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.