

Price on request

Buying house

Surface : 125 m²

Surface of the living : 48 m²

Surface of the land : 1520 m²

Year of construction : 2017

Exposition : Plein sud

View : Parc

Hot water : Thermodynamique

Inner condition : excellent

External condition : Neuf

Couverture : tiles

Amenities :

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

3 bedroom

1 terrace

2 showers

2 WC

1 garage

2 parkings

Energy class (dpe) : A

Emission of greenhouse gases (ges) : A

Fees and charges :

28/11/2025 - Prix T.T.C



House Saint-Vivien-de-Médoc

To discover: beautiful contemporary house built in 2017 offering 125 m² of living space. Situated on a fenced lot of 1,520 m², in the heart of a peaceful, wooded setting. This modern home boasts excellent energy efficiency (rated A) and offers high-quality finishes. It features a bright living area of 48 m² facing SOUTH, opening onto the existing terrace and providing unobstructed views of the surrounding woods. The sleeping area includes three bedrooms, among them a master suite with a walk-in closet and private bathroom, as well as an office perfect for remote work or an independent activity. A double garage completes the property, adding space and practicality. You will enjoy the tranquility of the neighborhood, the modernity of the build, and the balance between indoor comfort and natural surroundings.

————— XAVIER ROLOS Sales agent (EI), registered with the RSAC of Bordeaux under number 804 011 518 AGENCE IMMO PLAGE ————— 07 86 40 37 29 contact.immoplage33@gmail.com 4 Cr Georges Mandel, 33590 ST VIVIEN DE MEDOC www.agence-immoplage.com

————— "At your service to make your real estate projects a reality!" Ref. : 880V705M - Mandat n°0240



Agence Immo Plage - 4 cours georges mandel - 33590 Saint-Vivien-de-Médoc

Tél: 09 73 24 63 81 - contact.immoplage33@gmail.com

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.