

€ 229 000

Buying longère

4 rooms

Surface : 144 m²

Surface of the land : 1200 m²

Year of construction : AVANT 1948

View : Dégagée

Hot water : Electrique

Inner condition : Arafraichir

External condition : good

Couverture : tiles

Amenities :

Bedroom on ground floor, double glazing, Laundry room

3 bedroom

1 terrace

1 bathroom

1 shower

1 WC

2 garages

3 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Fees and charges :

229 000 € agency fees 5,24% à the responsibility of the buyer included



Longère Lesparre-Médoc

Lesparre-Médoc (33340), house for sale close to all shops. About 2 km from amenities, this terraced house of approximately 144 m² was built in two parts: - a main part in stone frame - a wooden frame part It consists of an entrance, large living-dining room and mezzanine, a kitchen, a pantry, a bathroom with shower and double sink unit, a toilet, a laundry room and three bedrooms on one level. An independent garage of 42 m² which can be converted is present on the plot (building permit ready to be submitted). All on a plot of 1200, fenced, out of sight. The property is connected to the collective sanitation network: mains drainage (certificate of conformity in our possession at the agency). The advantages of the property: - bedrooms opposite the living room - large garden in the city center - cellar in the basement - independent garage Contact: Tim POMMIES-PICOT on 07 50 30 29 63 Real Estate Agency 4 Cr Georges Mandel 33590 ST-VIVIEN DE MEDOC The price indicated includes fees payable by the purchaser: Amount: €12,000 including tax Price of the property excluding fees: €233,000 Property not subject to co-ownership. The risks to which this property is exposed are available on the site: www.georiques.gouv.fr Ref. : 880V587M - Mandat n°0104



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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 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 - *prix F.A.I.