

**€ 149 000**

**Buying house**

**3 rooms**

**Surface : 49 m<sup>2</sup>**

**Surface of the land : 450 m<sup>2</sup>**

**Year of construction : 1920**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Gaz**

**Inner condition : to renovate**

**External condition : A rafraichir**

**Couverture : tiles**

**Amenities :**

fireplace, Bedroom on ground floor,  
calm



### House Saint-Vivien-de-Médoc

Located in the hypercenter of SAINT-VIVIEN DE MEDOC, unique property for sale with number 1 location. Discover in this village many shops and health services at your disposal. Holiday home for sale with an area of approximately 49.80 m<sup>2</sup>, consisting of a living room, fitted kitchen, two bedrooms, a bathroom and a separate toilet. A new independent garage on slab with an area of 47 m<sup>2</sup> in wooden frame, insulated, connected to electricity. The roof is made of insulating sandwich panels. Possibility of parking two vehicles. The property is connected to collective sanitation: mains drainage. A well is present on the plot. Local contact: Tim POMMIES-PICOT AGENCE IMMO BEACH 4 Cr Georges Mandel 33590, ST-VIVIEN The price indicated includes fees payable by the purchaser: Amount: €9,000 including tax Honorary price: €136,000 Ref. : 880V576M - Mandat n°3573

**Fees and charges :**

149 000 € agency fees 6,04% à the  
responsibility of the buyer included

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



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

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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.