

€ 449 000

Buying house

6 rooms

Surface : 250 m²

Surface of the living : 94 m²

Surface of the land : 2560 m²

Year of construction : 2013

View : Dégagée

Hot water : Thermodynamique

Inner condition : Excellent

External condition : to renovate

Couverture : tiles

Amenities :

pool, double glazing, Buanderie,
Automatic gate, calm

4 bedroom

1 terrace

2 showers

3 WC

1 garage

4 parkings

Energy class (dpe) : B

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

Fees and charges :

449 000 € agency fees 4,23% à the
responsibility of the buyer included
04/07/2025 - Prix T.T.C



House Bégadan

Residential house completely renovated in 2013, with a living area of 250 m². With a stone frame, in need of renovation (estimate provided), this charming building is located in a very quiet location, in the heart of the village of BEGADAN. Outside, you will enjoy a composite terrace, an in-ground swimming pool and its dome.

Enclosed land, electric gate. Regarding the accommodation, you will discover a ground floor dedicated solely to the living room and its fitted and equipped kitchen, laundry room, separate toilet. Upstairs, a landing leads to 3 bedrooms including a master suite comprising bedroom-dressing room-shower room and toilet, a games room/office space which can also be a fourth bedroom, a separate shower room. You will have all the modern comforts and quality services: - aluminum joinery - large fitted and equipped kitchen: central island for 10 people - two bathrooms and 3 toilets - 94 m² outdoor composite terrace and swimming pool A visit, some information? Contact: TIM POMMIES-PICOT BEACH REAL ESTATE AGENCY SAINT-VIVIEN DE MEDOC 07.50.30.29.63 Ref. : 880V679M - Mandat n°0212



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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 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.