

Price on request

Buying house

4 rooms

Surface : 89 m²

Surface of the land : 2038 m²

Year of construction : 1970

Exposition : Est ouest

View : Campagne

Hot water : Electrique

Inner condition : A moderniser

External condition : Arafraichir

Couverture : tiles

Amenities :

Bedroom on ground floor, double glazing, calm

1 terrace

1 bathroom

1 shower

2 WC

1 garage

Fees and charges :

14/11/2025 - Prix T.T.C



House Saint-Vivien-de-Médoc

Discover this single-story house offering an exceptional location, perfect as a main residence or rental investment, thanks to its immediate proximity to all amenities. Originally built in the 1970s on a crawl space, it was extended in 2001 adding additional sleeping areas. Property Layout: Living Area: A cozy living room equipped with a wood stove. A small separate kitchen and a very pleasant conservatory complete this space. The former garage has been converted into a practical utility/laundry room. Sleeping Area: The house includes three bedrooms. Two are located in the original section (1970s), and a possible master suite (bedroom, hallway, shower room, and separate WC) is found in the 2001 extension. Outdoor and Outbuildings: A standalone brick garage with a mezzanine, offering ample storage space or a workshop. A garden shed for storage. The plot is partially fenced, with a PVC gate needing renovation. Less than a five-minute walk from the heart of the village center. Connection to the main sewer system and roof/gutters in apparently good condition. This is the ideal opportunity to acquire a very well-located house, with obvious potential to become the home of your dreams. Contact us quickly to arrange a visit and discover the potential of this rare property in the area! CONTACT: Myriam MOSSANT 06.80.32.85.84 Sole proprietor commercial agent, acting in her capacity as a commercial agent, regularly registered in the Special Register of Commercial Agents under number 520 723



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.