

€ 470 000

Buying villa

5 rooms

Surface : 120 m²

Surface of the living : 37 m²

Surface of the land : 2700 m²

Year of construction : 2001

View : Dégagée

Hot water : Electrique

Inner condition : excellent

External condition : Neuf

Couverture : tiles

Amenities :

pool, fireplace, Bedroom on ground floor, double glazing, Automatic gate, calm

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Fees and charges :

470 000 € agency fees 4,26% à the responsibility of the buyer included

10/05/2025 - Prix T.T.C



Villa Saint-Vivien-de-Médoc

Exceptional villa 15 minutes from ocean beaches. In a quiet and popular area, discover this villa built with exceptional materials. With a surface area of 120 m² of living space, it consists of an entrance, a living room opening onto the outside, a mezzanine, a fitted and equipped kitchen, three bedrooms on one level, an office, two bathrooms. water and two separate toilets. Enjoy these exteriors with these wooden terraces and the awning, a magnificent garden with trees and a swimming pool of 11.2 m * 4.5m masonry and tiled, equipped with a submerged shutter for safety. A swimming pool room housing the boiler room and a storage space. All on enclosed grounds with a wooden fence and electric gate at the front. Would you like to receive additional information? Local contact: Tim POMMIES-PICOT
AGENCE IMMO BEACH Tel: 07-50-30-29-63 The price indicated includes fees payable by the purchaser: Amount €22,000 including tax Price excluding fees: €475,000. Ref. : 880V577M - Mandat n°3579



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.