

€ 580 000

Buying longère

10 rooms

Surface : 325 m²

Surface of the living : 57 m²

Surface of the land : 6539 m²

Year of construction : 1900

View : Dégagée

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Amenities :

pool, pool house, jacuzzi spa,
fireplace, Bedroom on ground floor,
double glazing, Buanderie, Automatic
gate, calm

6 bedroom

2 terraces

3 showers

3 WC

2 garages

10 parkings

Energy class (dpe) : C

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

Fees and charges :

580 000 € agency fees 5,00% à the
responsibility of the buyer included



Longère Vendays-Montalivet

Unique product in VENDAYS-MONTALIVET (3393): Stone farmhouse of 326 m² - + outbuilding of 70 m². In a natural, green setting, in a very little urbanized area, come and discover this property built on more than one and a half hectares of land. On two levels, this building consists of a fitted and equipped kitchen, a utility room, a large living room of over 57 m² and very high ceilings (mezzanine which overhangs), master bedroom on the ground floor with bedroom area, bathroom; a hallway, a second bedroom on the ground floor and a separate toilet. Hunting room and storage/laundry area. Upstairs an open space used as a billiard room/office, two bedrooms, a shower room and a toilet. Veranda of over 50 m² which allows movement from the main house to the 70 m² apartment comprising living room/kitchen, office, two bedrooms, shower room and toilet. A relaxation area with jacuzzi, a gym and shower room and toilet for the swimming pool, etc. Swimming pool heated by heat pump, large surface area, safety shutter. Carport for sheltering four vehicles. Tarmaced inner courtyard. Several outdoor spaces allowing gardening, relaxation, etc. Drilled well present on the plot. Electric sliding gate. LOCAL CONTACT: Tim POMMIES-PICOT BEACH REAL ESTATE AGENCY 4 Cr Georges Mandel 33590 ST-VIVIEN DE MEDOC Ref. : 880V636M - Mandat n°0189



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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.