

€ 344 850

**Buying house**

**8 rooms**

**Surface : 181 m<sup>2</sup>**

**Surface of the living : 32 m<sup>2</sup>**

**Surface of the land : 2435 m<sup>2</sup>**

**Year of construction : 2000**

**Exposition : Sud ouest**

**View : Jardin**

**Hot water : 2 cumulus**

**Inner condition : good**

**Couverture : tiles**

**Amenities :**

pool, Bedroom on ground floor,  
double glazing, Arrosage  
automatique, Automatic gate, calm

**Energy class (dpe) : C**

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

**Fees and charges :**

344 850 € agency fees 4,31% à the  
responsibility of the buyer included

02/10/2022 - Prix T.T.C



### House Saint-Vivien-de-Médoc

Single-storey house of approximately 198m<sup>2</sup>. It is composed of 2 beautiful living rooms and a fitted kitchen. The sleeping area has 7 bedrooms, 2 bathrooms and 2 separate toilets. Outside, an adjoining garage, a wooden terrace with secure swimming pool, summer shower, barbecue and jacuzzi. The whole on a closed ground of 2435m<sup>2</sup>. House located in a quiet and wooded area, about 13 minutes from the beaches. Ref. : 880V448M - Mandat n°3437



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Code NAF 6831Z - SIRET 32207611800023 - 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 -