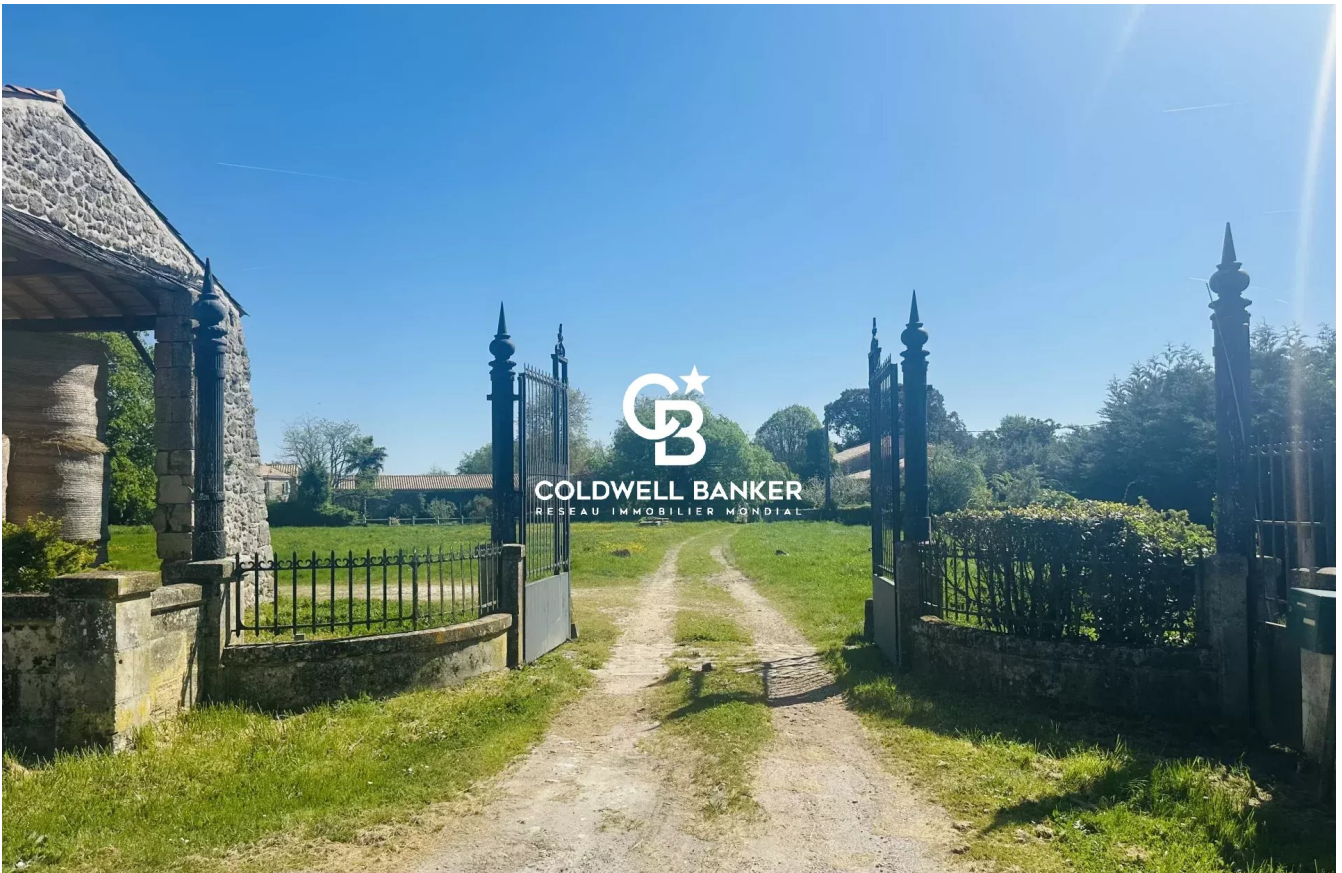


Maison Saint-Vivien-de-Médoc 800 m²



PRIX DE VENTE : 1 575 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

At the tip of the Médoc peninsula, just a few minutes from the Atlantic beaches and close to the Gironde estuary, COLDWELL BANKER is delighted to present this unique estate extending over 19 hectares classified as protected natural land. This exceptional setting features a manor house and its outbuildings, offering a total of 800 sqm of living space.

Buyer's fees.

Price including agency fees: €1,575,000

Net seller price: €1,500,000

Agency fees: 5% incl. VAT, i.e. €75,000

Energy performance rating (DPE): 383 (G)

Greenhouse gas emissions (GHG): 121 (G)

Estimated annual energy costs for standard use: between €6,990 and €9,500 for the years 2021, 2022 and 2023 (subscriptions included).

For a viewing or further information, please contact Annie HERTE

Commercial Agent – RSAC 835 362 922

Professional liability insurance: MA035A20ANPM/O2

Information on potential risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr.

Discover all our properties at www.immoba.fr.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	800.0 m ²	Taxe foncière :	€4.00
NB de pièces :	30 rooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : F 381

Indice d'émission de gaz à effet de serre (GES) : G 121



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