



**280 000 €**

**Contact agency**

**Immo des vignes**

20 rue Edmond Faulat

33440 Ambarès-et-Lagrave

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**For sale house**

**4 rooms**

**Surface : 94 m²**

**Surface of the land : 600 m²**

**Year of construction : 2005**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

Bedroom on ground floor, double glazing,  
CALM

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage

**Energy class (dpe) : C**

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

## House 476 Ambarès-et-Lagrave

Situated in a quiet area, this single-story house (94 m²) will charm you with its excellent condition; it comprises an entrance hall, a living room, 3 bedrooms (with fitted wardrobes), a kitchen, a bathroom, a storeroom and an adjoining and communicating garage. Enclosed garden of approximately 600 m². Terrace. Reversible air conditioning (new).

**Fees and charges :**

280 000 € fees included

Document non contractuel

22/05/2025 - Prix T.T.C