

293 000 €

**Buying house**

**5 rooms**

**Surface : 110 m<sup>2</sup>**

**Year of construction : 2009**

**Exposition : Nord**

**Hot water : Individuel**

**Amenities :**

pool, Pool details: 4/3, Nature swimming pool: HULL, double glazing, Water distribution: INDIVIDUAL, Water Energy: ELECTRIC BALLOON, Armored door, intercom, Smoke detector, cable

3 bedroom

1 shower

1 WC



### House 041 Galgon

5 minutes from Libourne, single-storey house, comprising: A beautiful entrance opening onto a living room/living room, open kitchen with large storage pantry, 4 bedrooms with cupboard, a bathroom water with walk-in shower, separate toilet. House with heat pump and reversible air conditioning. All on a fully enclosed plot with swimming pool and not overlooked. TO SEIZE QUICKLY

**Legal information**

293 000 € fees included

4,64% VAT of fees paid by the buyer (280 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 980 and 1390 € (reference year 2022)  
Document non contractuel - 25/05/2026



Cabinet NSK Immobilier - 31 Rue de Videtot - 33500 Libourne

Tél: 06 61 38 38 04 - o.kerdou@gmail.com - [www.cabinetnskimmobilier.fr](http://www.cabinetnskimmobilier.fr)

Carte professionnelle 3302 2021 000 000 005 - RCS 891 943 961

SIRET 89194396100013 - Garantie financière : Galian - 120 000 € - Document non contractuel