

Price on request

Buying house

4 rooms

Surface : 163 m²

Surface of the living : 70 m²

Surface of the land : 30 m²

View : Sans vis à vis

Hot water : Thermodynamique

Inner condition : Excellent

External condition : good

Couverture : tiles

Amenities :

Piscine, Chambre de plain-pied,
double glazing, Buanderie, calm

3 bedroom

2 terraces

1 bathroom

1 shower

3 WC

1 garage

Energy class (dpe) : B

Emission of greenhouse gases
(ges) : A

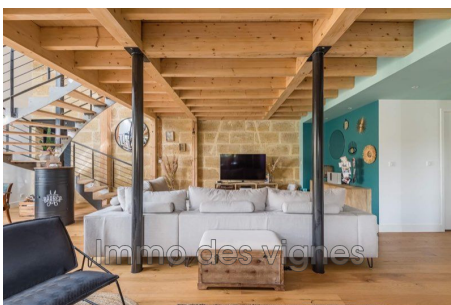
Fees and charges :

08/12/2025 - Prix T.T.C



House Ambarès-et-Lagrange

Beautiful duplex apartment, with an area of 163 m², in excellent condition, combining spacious rooms and quality features (reversible air conditioning, wood flooring, aluminum joinery). The warm living area (71 m²), with a pellet stove, will charm you with its brightness, stone walls, and the functionality of its fully equipped kitchen corner featuring a central island for sharing convivial moments. The ground floor also includes a bedroom with a private bathroom, a terrace with a loggia, a laundry room, and a toilet. The first floor will amaze you; beyond the mezzanine overlooking the living room, a master suite (with a shower room, dressing area, and WC) and a bedroom, plus a terrace with a pool, invite you to enjoy relaxing moments in complete privacy. Adjacent and connected to the apartment, you will find a garage with a first floor to be developed. A rare find in our area. Ref. : 928V34M - Mandat n°503



Immo des vignes - 20 rue Edmond Faulat - 33440 Ambarès-et-Lagrange

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Carte professionnelle CPI 3301 2017 000 019 057 - RCS 488 866 385

Code NAF 6831Z - SIRET 488 866 385 00013 - Garantie financière : CEGC 110 000 € - Document non contractuel