

€ 1 150 000

Buying house

11 rooms

Surface : 300 m²

Surface of the living : 72 m²

Surface of the land : 8400 m²

Year of construction : 1997

View : Dégagée

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Amenities :

pool, fireplace, Bedroom on ground floor, double glazing, Buanderie, Automatic gate, calm

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Fees and charges :

1 150 000 € agency fees 4,35% à the responsibility of the buyer included

22/10/2024 - Prix T.T.C



House Vendays-Montalivet

Property composed of a real estate complex of two houses hidden from view totaling 300 m². Close to amenities, this real estate complex built in 1997 by an architect on land of more than 8000 m² is a balance between proximity and privacy. The whole includes a first two-story house composed on the ground floor of an entrance with cupboard, a living room of more than 72 m² with fitted and equipped kitchen-living room-dining room, a pantry, a master bedroom with bathroom, bedroom, toilet. Upstairs: an open space currently used as an office, three bedrooms, a bathroom and shower, a separate toilet. In summary, the first house includes a large living room with high ceilings, access to the terrace and swimming pool, 5 bedrooms. The second house, made of wood, consists of an entrance, cellar, bathroom and toilet, a living room and its fitted kitchen, a bedroom on the ground floor. Upstairs, a bedroom with breathtaking views of the property. Concerning the exteriors: -a 10m*5m swimming pool with a flat bottom of 1m40, unheated, salt water, with roller shutter. -a carport adjoining the second house - lean-to The price indicated includes fees payable by the buyer: €50,000 including tax Price excluding fees: €1,100,000 Property not subject to co-ownership. Ref. : 880V580M - Mandat n°3577



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Carte professionnelle n°CPI 3301 2017 000 022 101 - RCS 322 076 118 R.C.S. Bordeaux

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 -