

€ 234 900

**Buying house**

**3 rooms**

**Surface : 75 m<sup>2</sup>**

**Surface of the living : 32 m<sup>2</sup>**

**Surface of the land : 695 m<sup>2</sup>**

**Year of construction : 1960**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : good**

**External condition : Neuf**

**Couverture : tiles**

**Amenities :**

fireplace, double glazing, calm

2 bedroom

2 terraces

1 shower

1 WC

2 garages

3 parkings

**Energy class (dpe) : C**

**Emission of greenhouse gases**

**(ges) : A**

**Fees and charges :**

234 900 € fees included

22/12/2024 - Prix T.T.C



### House Vensac

VENSAC (33590): Fully renovated house with taste and a surface area of 75 m<sup>2</sup>. On a plot of 695 m<sup>2</sup>, fully enclosed, manual gate providing access to a carport and a garage. Access can also be via a gate, a fully tiled terrace at the front, a composite terrace (imitation wood) on the side, a fitted and equipped kitchen (reference kitchens), pantry, shower room, separate toilet, a dining room, a living room separated by a glass roof with its 2024 GODIN brand insert, two bedrooms. The land is wooded, several spaces are developed. Many works have been undertaken: - facade renovation (imitation stone) - heat pump / insert (godin) / convectors (recent) - attic insulation (60 cm) - fitted and equipped kitchen - double glazed joinery Individual sanitation. CONTACT: Tim POMMIES-PICOT BEACH REAL ESTATE AGENCY SAINT-VIVIEN DE MEDOC Ref. : 880V640M - Mandat n°7973



Agence Immo Plage - 38, rue de la Plage - 33780 Soulac Sur Mer

Tél: 05 56 09 93 55 - agence.immoplage@orange.fr

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 -