

€ 330 000

Buying house

4 rooms

Surface : 98 m²

Surface of the living : 46 m²

Surface of the land : 400 m²

Year of construction : 2006

View : Campagne

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Amenities :

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

3 bedroom

1 terrace

1 shower

1 WC

4 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Fees and charges :

330 000 € agency fees 3,03% à the responsibility of the buyer included
04/04/2025 - Prix T.T.C



House Hourtin

HOURTIN: On the last line facing the forest, 98 m² residential house. Just 900m from Place du Bourg and its shops, this 2006 house has many attractions to discover during your visit. Ideal house for main or secondary residence (accessibility to beaches, shops, schools, healthcare services). > Comprising an entrance hall, fitted American kitchen, living room opening onto a tiled outdoor terrace, a pantry/laundry room, three bedrooms, a shower room and a separate toilet. Plenty of parking spaces, enclosed grounds, electric sliding gate. The house is connected to the city's sewerage system: all-sewer. The main assets of the property: - house on the last line: set back from the road, no noise pollution, - collective sanitation - no work required (replacement only of the convectors for greater performance) - clear view of the forest
Property features: PVC double-glazed windows, PVC roller shutters, insulation to RT 2005 standards, tiled floors throughout the house. Exterior/interior condition: GOOD. CONTACT: Tim POMMIES-PICOT BEACH REAL ESTATE AGENCY SAINT-VIVIEN DE MEDOC Ref. : 880V664M - Mandat n°0187



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Code NAF 6831Z - SIRET 32207611800023 - Garantie financière : Gestion immobilière GALIAN ASSURANCES 89 rue de la Boétie 75008 Paris 08
Montant de la garantie 200000€ Transaction sur immeubles et fonds de commerce Peut recevoir des fonds GALIAN ASSURANCES 89 rue de la

