

€ 546 000

Buying villa

4 rooms

Surface : 122 m²

Surface of the land : 423 m²

Year of construction : 2020

Exposition : Plein sud

View : Dégagée

Hot water : Thermodynamique

Inner condition : Neuf

External condition : Neuf

Couverture : tiles

Amenities :

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

3 bedroom

1 terrace

1 bathroom

1 shower

1 WC

Energy class (dpe) : A

**Emission of greenhouse gases
(ges) : A**

Fees and charges :

546 000 € agency fees 3,85% à the
responsibility of the buyer included
08/09/2024 - Prix T.T.C



Villa Lacanau

Unique product in LACANAU VILLE: Comfortable 2020 house. A few steps from the primary school, shops and 2 km from Lake Moutchic. Come and discover this modern villa built in 2020, including an entrance with glass roof, a large living room composed of a living room, dining area, open fitted kitchen, a master suite with bedroom, Italian shower area and its sink, dressing room, two additional bedrooms, a pantry, a separate toilet. On the exterior part: you will be seduced by its wooden terrace, its swimming pool, its summer lounge area with awning. With a SOUTH orientation at the back, you will benefit from daily sunshine to spend convivial moments there. The property has two or three parking spaces, a sliding gate. You will be won over by its location, the quality of the materials and its ease of daily use. Visit ? Local contact: Tim POMMIES-PICOT AGENCE IMMO BEACH 07.50.30.29.63 The price indicated includes fees payable by the purchaser: Amount: €24,000 including tax Price of the property excluding fees: €605,000 Property not subject to co-ownership. The risks to which this property is exposed are available on the site: www.georiques.gouv.fr Ref. : 880V567M - Mandat n°3571



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 200000€ 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 120000€ - Document non contractuel -