

€ 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, Laundry room,
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 la
responsibility of the buyer included
27/07/2024 - 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



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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 -