

€ 315 000

**Buying house**

**Surface : 80 m<sup>2</sup>**

**Surface of the living : 30 m<sup>2</sup>**

**Surface of the land : 725 m<sup>2</sup>**

**Year of construction : 2007**

**Exposition : Sud est**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

Bedroom on ground floor, double glazing, calm

3 bedroom

1 terrace

1 shower

1 WC

2 parkings

**Energy class (dpe) : C**

**Emission of greenhouse gases**

**(ges) : A**

**Fees and charges :**

315 000 € agency fees 4,76% à the responsibility of the buyer included

27/07/2024 - Prix T.T.C



### House Soulac-sur-Mer

Immolage offers you this charming wooden frame house of approximately 80m<sup>2</sup> on a plot of 725 m<sup>2</sup> located less than 2 km from the town center of Soulac sur Mer, composed on the ground floor of a bright living room with its fully equipped American kitchen of 37 m<sup>2</sup>, 2 bedrooms, a pantry and a bathroom with toilet. A large mezzanine serves as a 3rd bedroom. Outside, you can enjoy a beautiful south/east facing terrace overlooking the wooded garden. Ref. : 880V579M - Mandat n°3575



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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 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 -