

€ 428 000

**Buying house**

**Surface : 73 m<sup>2</sup>**

**Surface of the land : 288 m<sup>2</sup>**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

Bedroom on ground floor

3 bedroom

1 terrace

2 showers

2 WC

**Energy class (dpe) : D**

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

**Fees and charges :**

428 000 € agency fees 4,21% à the  
responsibility of the buyer included

22/10/2024 - Prix T.T.C



### House Soulac-sur-Mer

Just a few steps from the beach and the heart of the city, this real estate complex will seduce you with its charm and its privileged location. At the front, a Soulacaïse villa offers two bedrooms, a fitted kitchen, a shower room with WC, and a dining room, with a veranda which invites you to enjoy the beautiful days. At the back, a small independent house, completely renovated comprising: a modern and functional interior with a bright living room, an open kitchen, a small bedroom, an office space, and a shower room with WC. The sheltered terrace will offer you a place of tranquility outdoors. The whole is located on an enclosed plot of 288 m<sup>2</sup>.  
Ref. : 880V627M - Mandat n°3603



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

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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 -