

€ 405 000

**Buying house**

**4 rooms**

**Surface : 88 m<sup>2</sup>**

**Surface of the living : 31 m<sup>2</sup>**

**Surface of the land : 130 m<sup>2</sup>**

**Year of construction : 1988**

**Exposition : Sud**

**View : Aperçu mer**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**3 bedroom**

**1 terrace**

**1 shower**

**2 WC**

**Energy class (dpe) : D**

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

**Fees and charges :**

**Annual current expenses 636 €**

**Well condominium**

**5 lots in the condominium 405 000 €**

**agency fees 3,70% à the**

**responsibility of the buyer included**

22/12/2024 - Prix T.T.C



### House Soulac-sur-Mer

Come and discover this semi-detached house on one side, built in 1988, of 104 m<sup>2</sup> on 3 levels (ground floor + 2 floors) and a plot of 130 m<sup>2</sup>. On the ground floor: bright living room, functional kitchen, laundry room and separate WC. On the first floor: two bedrooms, a bathroom and a veranda offering a breathtaking view of the ocean. On the top level: an attic bedroom, offering various layout possibilities. The property is in a co-ownership. Ideal for a peaceful living environment by the sea.

Close to the beaches and close to the city center, ideal for a family. Ref. : 880V633M - Mandat n°3606



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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 -