

€ 475 000

**Buying house**

**10 rooms**

**Surface : 90 m<sup>2</sup>**

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

**Surface of the land : 682 m<sup>2</sup>**

**Year of construction : 1960**

**Exposition : Sud ouest**

**View : Sans vis à vis**

**Hot water : Electrique**

**Inner condition : Excellent**

**External condition : good**

**Couverture : tiles**

**Amenities :**

fireplace, Bedroom on ground floor,  
double glazing, calm

3 bedroom

2 terraces

2 showers

2 WC

1 parking

**Energy class (dpe) : C**

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

**Fees and charges :**

475 000 € agency fees 3,16% à the  
responsibility of the buyer included  
22/10/2024 - Prix T.T.C



### House Soulac-sur-Mer

**FOR SALE – HOUSE IN SOULAC-SUR-MER** Located in a calm and pleasant environment, this house of approximately 90 m<sup>2</sup> offers a beautiful living space with a bright living room opening onto a dining room and a fitted kitchen. It has three bedrooms equipped with cupboards, two modern shower rooms and two toilets. A storeroom with additional storage completes the interior. Outside, you will enjoy a sheltered terrace ideal for your moments of relaxation, as well as a practical garden shed. This house is ideal for a main or secondary residence, close to the ocean. To discover without delay! Ref. : 880V628M - Mandat n°3604



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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 -