

€ 488 000

**Buying house**

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

**Surface of the living : 24 m<sup>2</sup>**

**Surface of the land : 792 m<sup>2</sup>**

**Year of construction : 1965**

**Exposition : Est ouest**

**Hot water : Electrique**

**Inner condition : Arafraichir**

**External condition : Arafraichir**

**Couverture : tiles**

**Amenities :**

fireplace, Bedroom on ground floor,  
calm

3 bedroom

1 terrace

1 shower

1 WC

1 garage

1 parking

**Fees and charges :**

488 000 € agency fees 3,69% à the  
responsibility of the buyer included

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



### House Soulac-sur-Mer

Charming 1960s villa set on a plot of 792 m<sup>2</sup>, ideal for a family looking for peace and comfort. This house comprises an entrance hall, a bright living/dining room with a working open fireplace, perfect for relaxing moments. The hallway leads to the various rooms of the house, including a spacious kitchen with direct access to the garden and garage. You will also find a shower room, a separate toilet, as well as three comfortable bedrooms, two of which have built-in wardrobes. Adjoining the kitchen, a functional garage with an additional room serving as a storage room and a mezzanine, ideal for storage or a work space. Outside, you will enjoy a beautiful terrace for your outdoor moments. If you are interested, do not hesitate to contact us at the agency on 05.56.09.93.55 or by email at: [agence.immoplage@orange.fr](mailto:agence.immoplage@orange.fr) Ref. : 880V626M - Mandat n°3602



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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 -