

€ 455 000

Buying villa

4 rooms

Surface : 80 m²

Surface of the living : 40 m²

Surface of the land : 710 m²

Year of construction : 2022

Exposition : Sud

View : Dégagée

Hot water : Electrique

Inner condition : Neuf

External condition : Neuf

Couverture : tiles

Amenities :

pool, pool house, Bedroom on ground floor, double glazing, Buanderie, calm

3 bedroom

1 terrace

1 shower

1 WC

4 parkings

Energy class (dpe) : A

Emission of greenhouse gases (ges) : A

Fees and charges :

455 000 € agency fees 3,30% à the responsibility of the buyer included



Villa Vendays-Montalivet

Unique product in VENSAC OCEAN: 3 bedroom villa, 80 m², 200 m from the beach. Located in VENSAC OCEAN, this 2022 villa is perfectly suited for a main or secondary residence for a year-round holiday feel. On a large building plot of 710 m², the villa is composed of a large living room of 40 m² including lounge-dining room - open fitted and equipped kitchen, a laundry room, hallway, three bedrooms on one level, shower room and its Italian shower, separate toilet. Outside, you will benefit from a 7m * 3.5m in-ground swimming pool and its wooden terrace, pool house and summer kitchen + outdoor toilet. The plot is still buildable to accommodate an additional outbuilding. Automatic sliding gate, Heat pump heating Quality materials The house is connected to the collective sanitation network: all-to-the-sewer Notary fees reduced to 2.5% of the sale price. Ref. : 880V618M - Mandat n°0133



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Code NAF 6831Z - SIRET 32207611800023 - Garantie financière : Gestion immobilière GALIAN ASSURANCES 89 rue de la Boétie 75008 Paris 08
Montant de la garantie 200000E 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 120000E - Document non contractuel -