

€ 367 000

**Buying house**

**5 rooms**

**Surface : 120 m<sup>2</sup>**

**Surface of the land : 1900 m<sup>2</sup>**

**Year of construction : 1988**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

Bedroom on ground floor, double glazing, Buanderie, calm

**Energy class (dpe) : C**

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

**Fees and charges :**

367 000 € agency fees 3,27% à the responsibility of the buyer included

08/09/2024 - Prix T.T.C



### House Vensac

VENSAC (33590): Come and discover this renovated house close to amenities. With a surface area of 120 m<sup>2</sup>, this two-storey house consists of: - on the ground floor: an entrance, a fitted kitchen, a through living room with very high ceilings, a hallway, a bedroom with cupboard, a bathroom and its toilet, a laundry room/pantry, a attached and communicating garage. - upstairs: a landing leads to three bedrooms with cupboards, a bathroom and toilet. Two terraces surround the property to enjoy the sun at any time of the day. The most we like: - heating: pellet stove + reversible air conditioning - quality fitted kitchen - close to amenities - no direct contact House connected to the collective sanitation network. Local contact: Tim POMMIES-PICOT AGENCE IMMO BEACH SAINT-VIVIEN DE MEDOC The price indicated includes fees payable by the purchaser: Amount: Price excluding fees: €355,000 Property not subject to co-ownership. The risks to which this property is exposed are available on the site: [www.georiques.gouv.fr](http://www.georiques.gouv.fr) Ref. : 880V595M - Mandat n°0110



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

Tél: 05 56 09 93 55 - agence.immoplage@orange.fr

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 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 -