



PAILLÉ IMMOBILIER

SOULAC-SUR-MER

386 000 €

Buying maison

6 rooms

Surface : 102 m²

Surface of the living : 47 m²

Surface of the land : 748 m²

Year of construction : 2008

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : Rénové

External condition : Bon

Couverture : Tuiles

Amenities :

Piscine, Pool house, Studio indépendant de 17 m², Poêle à bois, Chambre de plain-pied, Double vitrage, Garage de 20 m², Bureau indépendant de 10.80 m², Portail automatique, Box extérieur de 5.20 m²

2 bedroom

1 terrace

2 showers

2 WC

1 garage

1 parking

Legal information

386 000 € fees included

4,32% VAT of fees paid by the buyer (370 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Maison 1845 Grayan-et-l'Hôpital

Charming house featuring a fitted and equipped kitchen open to a bright living room with a wood stove, a hallway leading to two bedrooms, as well as a garage that can be converted into a third bedroom according to your needs. The spaces are practical and well thought out, offering a comfortable and adaptable living environment. Enjoy a beautiful veranda that serves as an additional living space, perfect for any season. Outside, a pool with a dome cover, a welcoming summer kitchen, and an independent studio with an office complete this property's many advantages. The whole setup allows you to host family, friends, or run an independent business with full autonomy. Situated on a landscaped plot that requires very little maintenance, with a large paved area at the front.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A

Estimated annual energy between 1310 and 1850 € (reference year 2021, 2022, 2023)

Document non contractuel - 18/09/2026



Paillé Immobilier - 37 rue Trouche - 33780 Soulac-sur-mer

Tél: 09.83.70.80.05 - agencepailleimmobilier@gmail.com - www.pailleimmobilier.com

Carte professionnelle CPI33022015000000014 - RCS 790609614

SIRET 790 609 614 000 58 - Document non contractuel