



PAILLÉ IMMOBILIER

SOULAC-SUR-MER

367 500 €

Buying maison

4 rooms

Surface : 97 m²

Surface of the living : 45 m²

Surface of the land : 3383 m²

Year of construction : 2010

Exposition : Sud

View : Campagne

Hot water : Cumulus

Inner condition : Bon

External condition : Bon

Couverture : Tuiles

Amenities :

Garage non attenant de 20 m², Abri de jardin, Proche Centre ville, Double vitrage, Calme

3 bedroom

1 terrace

1 shower

1 WC

Legal information

367 500 € fees included

5,00% VAT of fees paid by the buyer (350 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Maison 1857 Grayan-et-l'Hôpital

Set in a beautiful, quiet, and peaceful environment, come and discover this lovely villa offering an exceptional lifestyle, just minutes away from shops and ocean beaches. The house features a cozy living room with a wood-burning stove, a fully equipped kitchen, a pantry, charming bedrooms, a separate toilet, and a large bathroom with a toilet. Outside, you'll enjoy a lovely covered terrace, perfect for sharing warm moments with family or friends. A separate wooden garage completes the property. The villa sits on a magnificent plot of approximately 3,400 m², suitable for a pool, providing spacious grounds and a green, tranquil setting with no neighbors in sight. The little extras that make all the difference: a bakery and a grocery store nearby for everyday convenience, while the ocean beaches are just a 10-minute drive away. A rare find that will captivate anyone who loves peace, nature, and proximity to the sea!

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

Estimated annual energy between 1300 and 1820 € (reference year 2021, 2022, 2023)

Document non contractuel - 18/09/2026



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