



PAILLÉ IMMOBILIER

SOULAC-SUR-MER

414 750 €

Buying maison

5 rooms

Surface : 93 m²

Surface of the living : 47 m²

Surface of the land : 697 m²

Year of construction : 1970

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : Bon

External condition : Bon

Couverture : Tuiles

Amenities :

Sous-sol de 50 m², Piscinable, Chambre de plain-pied, Double vitrage, Calme

3 bedroom

1 terrace

1 shower

1 WC

1 garage

1 parking

Legal information

414 750 € fees included

5,00% VAT of fees paid by the buyer (395 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Maison 1817 Soulac-sur-Mer

Exclusive Charm Renovated 93 m² house in the heart of the sought-after Grande Combe neighborhood. Ideally located in the peaceful and desirable Grande Combe area, surrounded by nature and close to the ocean, this charming renovated villa will win you over from your very first visit. It features a spacious, bright living area of approximately 47 m², flooded with natural light—perfect for enjoying warm moments with family or friends. In the sleeping area, you'll find 3 lovely bedrooms, each with a large window that brings in light and offers a view of the outdoors, an independent shower room, and a separate toilet. A basement of about 50 m² completes the property, offering numerous possibilities: workshop, cellar, storage space, or customization according to your needs. Outside, you can enjoy a beautiful landscaped garden, a true peaceful oasis. Highlights of the house: Double glazing, Reversible air conditioning, Aluminum shutters, Quiet and...

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

Estimated annual energy between 1350 and 1890 € (reference year 2021, 2022, 2023)

Document non contractuel - 18/09/2026



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