



PAILLÉ IMMOBILIER

SOULAC-SUR-MER

449 000 €

Buying maison

4 rooms

Surface : 115 m²

Surface of the living : 56 m²

Surface of the land : 800 m²

Year of construction : 2008

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : Excellent

External condition : Neuf

Couverture : Tuiles

Amenities :

Piscine, Pool house, Abri de jardin de 12 m², Poêle à bois, Chambre de plain-pied, Double vitrage, Un garage de 16 m², Dépendance attenante de 18 m², Volet roulant manuel, Calme

3 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 garage

1 parking

Legal information

449 000 € fees included

4,42% VAT of fees paid by the buyer (430 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Maison 1861 Vensac

* Bright House Near the Ocean in Vensac * Close to the ocean, discover this charming single-story house of approximately 115 m², set on a beautiful 800 m² plot. Bright and practical, it features 4 rooms, including 3 bedrooms, one of which is a suite with its own bathroom. There is also a bathroom, a separate WC, and a utility room. Outside, you can enjoy a large 30 m² terrace and a heated pool, perfect for making the most of sunny days. The property also includes a 16 m² garage and an adjacent 18 m² outbuilding, providing additional storage space. Garden shed of 12 m². In terms of comfort, the house benefits from underfloor heating, reversible air conditioning, and a wood stove. An ideal property for a main residence or a holiday home, set in a privileged location close to the ocean.

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A
Estimated annual energy between 1102 and 1490 € (reference year 2021, 2022, 2023)
Document non contractuel - 18/09/2026



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