



PAILLÉ IMMOBILIER

SOULAC-SUR-MER

445 000 €

Buying maison

5 rooms

Surface : 128 m²

Surface of the living : 28 m²

Surface of the land : 935 m²

Year of construction : 1971

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : Excellent

External condition : Rénové

Couverture : Tuiles

Amenities :

Garage de 18.70 m², Abri de jardin,

Chambre de plain-pied, Double vitrage,

Proche commerces, Calme

4 bedroom

1 terrace

2 showers

2 WC

1 garage

1 parking

Legal information

445 000 € fees included

3,49% 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 1834 Soulac-sur-Mer

Charming villa nestled in the heart of a sought-after wooded area, offering peace and a high quality of life. In excellent condition, this house features on the ground floor a cozy living room, an independent kitchen, two comfortable bedrooms, a shower room, and separate toilets. Upstairs, a pleasant reading area leads to two large additional bedrooms, as well as a second shower room with WC. Outside, you will benefit from an attached garage of about 20 m², perfect for parking or storage. A paved parking space completes the amenities, providing convenient and neat access. The enclosed, tree-lined garden, a true haven of peace, invites you to fully enjoy the terrace for relaxing moments with family or friends. A rare property in a privileged setting — a visit is a must!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B
Estimated annual energy between 1820 and 2500 € (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

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