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Detached house near ocean

283 000 € [Gebühren an den Verkäufer]

- Referenz : AF26485
- Zimmeranzahl : 4
- Schlafzimmeranzahl : 3
- Wohnfläche : 97 m²
- Grundstücksfläche : 1 800 m²
- Grundsteuer : 534 €



Located between Soulac and Montalivet, only 4.5 km from the ocean, this bright detached house has a spacious living room and a self-contained studio for a living space of 97 m², in addition to a 20 m² extension to finish on the first floor, 2 covered terraces and a double garage, all on a garden of 1800 m²

The entrance gives onto an open space that leads to all the rooms: bedrooms, a very bright living room and its equipped kitchenette, shower-room, laundry room and toilet, all coming to 75 m².

Near a lovely village with businesses and facilities, this recent house will charm with its peaceful environment.

You'll also enjoy the double garage (47 m²) with an adjoining self-contained studio (22 m²) and its terrace.

Outside, there is a separate metal carport (10 m²).

Heating and hot water are provided by a gas-fired boiler. There are also electric heaters.
Drainage is up to code.

The roof is tiled. The attic is insulated with polyurethane. Joinery is wooden, and PVC with double glazing.

Traditional construction consisting of bricks and plaster coating.

Facing south-south-east, this property has a garden of 1800 m² that is planted with trees, landscaped, fenced in and with a front gate.

Ideally located 5 minutes from the closest beaches on the Atlantic Ocean; easy access to the seaside resorts of

Soulac, Montalivet and Le Gulp; 85 km from the airport Bordeaux méérignace in the southwest in Gironde.

ENERGIEVERBRAUCH : F (366)

TREIBHAUSGAS : C (16)