

Price on request

Buying house

4 rooms

Surface : 94 m²

Surface of the living : 39 m²

Surface of the land : 800 m²

Year of construction : 2024

View : Dégagée

Hot water : Thermodynamique

Inner condition : Neuf

External condition : Neuf

Couverture : tiles

Amenities :

Bedroom on ground floor, double glazing, calm

3 bedroom

1 terrace

1 shower

2 WC

2 parkings

Energy class (dpe) : A

Emission of greenhouse gases (ges) : A

Fees and charges :

04/09/2025 - Prix T.T.C



House Brach

Rare find: New house built in 2024 by IGC, 94m². Only 33 minutes from Mérignac airport, 20 minutes from Lake Maubuisson, 25 minutes from the beaches. Single-story, this house constructed in 2024 by builder IGC features an entrance with closet, an open living room with a fitted kitchen, a pantry, separate WC, hallway, three bedrooms including one with a walk-in closet, a shower room, and a wall-mounted toilet. Wooden terrace of over 70 m² + potential for summer kitchen and solar shower. Independent garden shed made of concrete blocks. Electric car charging station. Connected to the MAIN SEWER system. Comfort features of the home: - Heating and hot water via heat pump, - RE2020 construction standards, efficient insulation, - Three-bedroom house including one with walk-in closet - Bright rooms - Enclosed garden CONTACT: Tim POMMIES-PICOT Ref. : 880V688M - Mandat n°0229



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Code NAF 6831Z - SIRET 927 735 498 00010 - Garantie financière : Gestion immobilière GALIAN ASSURANCES 89 rue de la Boétie 75008 Paris
08 Montant de la garantie 200000E Transaction sur immeubles et fonds de commerce Peut recevoir des fonds GALIAN ASSURANCES 89 rue de la Boétie 75008 Paris 08 Montant de la garantie 120000E - Document non contractuel - *prix F.A.I.