

€ 370 000

Buying house

4 rooms

Surface : 100 m²

Surface of the living : 22 m²

Surface of the land : 1800 m²

Year of construction : 1970

Hot water : Gaz

Inner condition : good

External condition : good

Couverture : tiles

Amenities :

fireplace, Bedroom on ground floor,
double glazing, calm

3 bedroom

1 terrace

1 shower

1 WC

1 garage

1 parking

Energy class (dpe) : D

**Emission of greenhouse gases
(ges) : D**

Fees and charges :

370 000 € agency fees 4,05% à the
responsibility of the buyer included

04/05/2024 - Prix T.T.C



House Grayan-et-l'Hôpital

Ideally located in a quiet hamlet in Grayan and L'Hôpital, 10 minutes from the ocean, the towns of Vendays and Saint Vivien, house of 100 m² on 1800 m² of building land. It is composed of an entrance, a bright living room of 22 m², a semi-open fitted kitchen of 11 m², three bedrooms, a bathroom and separate WC. On the exterior side you benefit from an 80 m² garage: you can make it a second home if you wish (request at the town hall). In terms of services: compliant individual sanitation, new gas boiler, fireplace, double-glazed PVC joinery, insulated attic, wooden shutters and the land is fully buildable and suitable for swimming pools. You can put down your suitcase: there are only a few finishing touches to be expected in the annex. Lots of potential for this property, call us for a visit Ref. : 880V560M - Mandat n°3563



Agence Immo Plage - 38, rue de la Plage - 33780 Soulac Sur Mer

Tél: 05 56 09 93 55 - agence.immoplage@orange.fr

Carte professionnelle n°CPI 3301 2017 000 022 101 - RCS 322 076 118 R.C.S. Bordeaux

Code NAF 6831Z - SIRET 32207611800023 - Garantie financière : Gestion immobilière GALIAN ASSURANCES 89 rue de la Boétie 75008 Paris 08
Montant de la garantie 200000€ 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 120000€ - Document non contractuel -