

€ 336 000

**Buying house**

**Surface : 89 m<sup>2</sup>**

**Surface of the living : 39 m<sup>2</sup>**

**Surface of the land : 608 m<sup>2</sup>**

**Year of construction : 2019**

**Exposition : Est**

**Hot water : Thermodynamique**

**Inner condition : excellent**

**External condition : good**

**Couverture : tiles**

**Amenities :**

pool, Bedroom on ground floor,  
double glazing, Laundry room,  
Automatic gate, calm

3 bedroom

3 terraces

1 shower

1 WC

1 garage

1 parking

**Energy class (dpe) : A**

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

Fees and charges :

Annual current expenses 329 €

Well condominium

29 lots in the condominium 336 000 €

agency fees 4,76% à the



**House Naujac-sur-Mer**

House of 90 m<sup>2</sup>, from 2019, ideally located in Naujac sur mer, in a quiet subdivision 10 minutes from the ocean, Hourtin and Lesparre Médoc and 1 hour north of Bordeaux. It is made up of a beautiful, bright 40 m<sup>2</sup> living room with its fitted and equipped open-plan kitchen, a pantry, three bedrooms with storage, a shower room with 2 sinks on each side and separate WCs. On the exterior side, facing south, you benefit from a 4x7 bromine swimming pool, heated, surrounded by a 46 m<sup>2</sup> resin and wood terrace, and a second on the north side is plus a 20 m<sup>2</sup> garage on enclosed land. of 608 m<sup>2</sup>. In terms of services: wood stove, air conditioning, thermodynamic cumulus, ALU and PVC joinery, electric roller shutters, automatic gate with video, sanitation connected to the subdivision's wastewater treatment plant. Come and discover this very beautiful property in which to put your suitcases Ref. : 880V564M - Mandat n°3566



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 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 -