

€ 226 200

Buying villa

5 rooms

Surface : 88 m²

Surface of the land : 48336 m²

Year of construction : 1970

View : Dégagée

Hot water : Electrique

Inner condition : to renovate

External condition : to renovate

Couverture : tiles

Amenities :

fireplace, Bedroom on ground floor,
calm

3 bedroom

1 terrace

1 bathroom

1 shower

1 WC

2 garages

10 parkings

1 cellar

Energy class (dpe) : F

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

Fees and charges :

226 200 € agency fees 4,95% à the
responsibility of the buyer included



Villa Vensac

Unique opportunity! Up for grabs, charming detached single-storey country house of 85 m² in Vensac. Built in 1970, it has great potential with an interior to renovate according to your tastes and a clear view. With its 3 bedrooms, bathroom and shower, toilet, it is perfect for a family. Its vast land of more than 4 hectares will meet your wishes for space and tranquility. There is no shortage of assets: fireplace for warm evenings, comfort on one level, guaranteed calm, a terrace to enjoy the sunny days, 10 parking spaces and a cellar. Electric hot water and wood insert heating complete this beautiful set. Several sheds and barns are present on the land. Located in a quiet location, close to ocean beaches and amenities. This property offers you multiple possibilities for your projects. Land located in a natural area, no new constructions! To visit without delay! Contact the Immo Plage agency 4 Cr Georges Mandel 33590 ST-VIVIEN DE MEDOC 09-73-24-63-81 The price indicated includes fees payable by the purchaser: Amount: €11,200 including tax Price of the property excluding fees: €235,000 Property not subject to co-ownership. The risks to which this property is exposed are available on the site: www.georiques.gouv.fr Ref. : 880V570M - Mandat n°3561



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Carte professionnelle n°CPI 3301 2024 000 000 054 - RCS 927 735 498 R.C.S. Bordeaux

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 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 - *prix F.A.I.