

€ 246 200

**Buying villa**

**5 rooms**

**Surface : 88 m<sup>2</sup>**

**Surface of the land : 48336 m<sup>2</sup>**

**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 :**

246 200 € agency fees 4,55% à the  
responsibility of the buyer included



**Villa Vensac**

Unique opportunity! Up for grabs, charming detached single-storey country house of 85 m<sup>2</sup> 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](http://www.georiques.gouv.fr) Ref. : 880V570M - Mandat n°3561



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

Tél: 05 56 09 93 55 - [agence.immoplage@orange.fr](mailto: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 -