

€ 577 000

**Buying villa**

**7 rooms**

**Surface : 146 m<sup>2</sup>**

**Surface of the living : 45 m<sup>2</sup>**

**Surface of the land : 500 m<sup>2</sup>**

**Year of construction : 2010**

**View : Dégagée**

**Hot water : Thermodynamique**

**Inner condition : excellent**

**External condition : Exceptionnel**

**Couverture : tiles**

**Amenities :**

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

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

**Energy class (dpe) : B**

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

**Fees and charges :**

577 000 € agency fees 3,81% à la responsabilité of the buyer included  
16/05/2024 - Prix T.T.C



**Villa Le Porge**

Modern comfortable villa for sale in LE PORGE 33680. Less than 2 km from the center of the town and its amenities, 12 km from Porge beach. Modern house of 140 m<sup>2</sup> equipped with every comfort. As soon as you enter, you discover a large living room with different spaces: a TV lounge area, dining room with its pellet stove, fitted and equipped American kitchen with a view of the wooden terrace and its swimming pool. Three bedrooms on the ground floor, a bathroom and walk-in shower, a separate toilet, a storeroom. An expansion was carried out in 2015 including a winter living room converted into an office, relaxation area and dressing room, a separate master bedroom with bathroom and toilet. All with a breathtaking view of a meadow with horses. On the exterior side, you will benefit from an enclosed garden, sliding electric gate, a charging station for electric cars, a Pool House, swimming pool with 6m\*3m liner and its technical room, a music studio, a bicycle room. Collective sanitation: mains drainage. The little extra: 8 photovoltaic panels are installed on the roof. Don't delay any longer, a visit is essential! Local contact: Tim POMMIES-PICOT AGENCE IMMO BEACH The price indicated includes fees payable by the purchaser: Amount: €22,000 including tax Price excluding fees: €570,000 Property not subject to co-ownership. The risks to which this property is subject are available on the site: [www.georiques.gouv.fr](http://www.georiques.gouv.fr) Ref. : 880V566M - Mandat n°3570



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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 -