

€ 670 000

Buying villa

10 rooms

Surface : 106 m²

Surface of the land : 706 m²

Year of construction : 1962

Exposition : Sud

View : Dégagée

Hot water : Electrique

Inner condition : A moderniser

External condition : good

Couverture : tiles

Amenities :

Bedroom on ground floor, double glazing, calm

5 bedroom

2 terraces

2 showers

2 WC

2 garages

4 parkings

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Fees and charges :

670 000 € agency fees 3,73% à the responsibility of the buyer included

06/06/2025 - Prix T.T.C



Villa Lacanau

LACANAU OCEAN - Hyper Centre: Villa close to amenities and 200m from the ocean. Are you looking for a property with a peaceful setting while benefiting from a hyper-central location? The Immo Plage Agency is delighted to offer you this two-part villa with a total living area of 106 m². Located on a plot of land with two accesses, this property offers you numerous possibilities: - separation of the property into two (renting out part of it) - numerous parking spaces With a concrete frame and renovated wooden cladding, this villa offers two terraces: one facing south and a second facing north. The first house consists of an open living room with open lounge-dining room-kitchen area, two bedrooms, hallway, separate toilet and shower room. The second house consists of a fitted kitchen, a living area, a ground-floor bedroom and a cabin bedroom, shower room and toilet. Upstairs: two attic bedrooms. THE TWO HOUSES CAN BE EASILY CONNECTED. Outdoor barbecue. Connected to the sewer network. Double-glazed PVC joinery, manual roller shutters, roof in good condition, renovated cladding. For a visit, contact: TIM POMMIES-PICOT BEACH REAL ESTATE AGENCY Ref. : 880V670M - Mandat n°0193



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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 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 - *prix F.A.I.