

€ 1 562 500

**Buying villa**

**9 rooms**

**Surface : 250 m<sup>2</sup>**

**Surface of the living : 41 m<sup>2</sup>**

**Surface of the land : 490 m<sup>2</sup>**

**Year of construction : Rénovation  
achevé en 2022**

**Exposition : Ouest**

**View : Mer**

**Hot water : Electrique**

**Inner condition : Neuf**

**External condition : Neuf**

**Couverture : tiles**

**Amenities :**

fireplace, Bedroom on ground floor,  
double glazing, Arrosage  
automatique, Laundry room

6 bedroom

2 terraces

1 bathroom

5 showers

5 WC

1 garage

3 parkings

1 cellar

**Fees and charges :**

1 562 500 € agency fees 4,00% à the  
responsibility of the buyer included



**Villa Soulac-sur-Mer**

Authentic soulacaise recently renovated according to the rules of the art. Discover this magnificent villa, ideally located (beach and town center on foot) offering a very good accommodation capacity with 6 bedrooms. On the ground floor: a spacious entrance, a bright dining room, a living room with wood stove, a fitted and equipped dining kitchen in the bow window, laundry room with bathroom, two master bedrooms. Upstairs: 4 bedrooms including 2 master suites, a living room opening onto a terrace with a sea view, in which a cozy atmosphere reigns. Attached garage. Outside you will enjoy a furnished wooden terrace. Ref. : 880V535M - Mandat n°3521



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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 -