

387 000 €

Contact agency

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For sale villa

6 rooms

Surface : 125 m<sup>2</sup>

Surface of the living : 36 m<sup>2</sup>

Surface of the land : 594 m<sup>2</sup>

Year of construction : 1970

Exposition : Sud ouest

Hot water : Gaz

Inner condition : to modernize

External condition : GOOD

Couverture : tiling

Features :

fireplace, Bedroom on ground floor, double glazing, Laundry room, CALM

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 parking

Energy class (dpe) : E

Emission of greenhouse gases (ges) : C

Document non contractuel



## Villa 221 Vaux-sur-Mer

PONTAILLAC - Pretty Villa to Modernize Let your intuition imagine the modernization of this very pretty villa located a few hundred meters from Pontailiac beach. With its atypical architecture and distribution, this villa includes a mezzanine living room, a veranda, an independent kitchen, two bedrooms, a bathroom and a WC on the ground floor; upstairs, a landing leads to two bedrooms, one of which is attic, and a bathroom. A garage/laundry room as well as a garden shed complete this set built in the middle of a plot of almost 600m<sup>2</sup>. The roofing, heating and most of the frames are in very good condition, the rest awaits your inspiration.

Fees and charges :

387 000 € agency fees 4,39% à the responsibility of the buyer included

