

**548 500 €**

**For sale house**

**6 rooms**

**Surface : 140 m<sup>2</sup>**

**Surface of the land : 1500 m<sup>2</sup>**

**Year of construction : 2000**

**Hot water : Electrique**

**Inner condition : Good**

**External condition : Good**

**Couverture : Tiling**

**Features :**

POOL, Fireplace, Bedroom on ground floor,  
Double Glazing, Laundry room, Automatic  
gate, Calm

**4 bedroom**

**1 terrace**

**2 showers**

**2 WC**

**1 garage**

**Energy class (dpe) : D**

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

Document non contractuel

18/10/2024 - Prix T.T.C



### House 231 Breuillet

**BREUILLET - 4 BEDROOM VILLA WITH POOL** Come and discover this charming house located 1km from the shops of Breuillet. Built on a ground floor comprising entrance hall, living room, fitted kitchen, pantry, two bedrooms, a bathroom and WC, the upper floor offers a landing leading to two bedrooms, one with a closed balcony, a bathroom, water and a toilet. A swimming pool, ideally located on the 1500m<sup>2</sup> plot, completes this house built in 2000 and which is in excellent condition.

**Fees and charges :**

548 500 € agency fees 3,37% à the responsibility of the buyer included



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