



247 925 €

Buying maison

3 rooms

Surface : 43 m<sup>2</sup>

Year of construction : 2002

Exposition : Nord ouest

View : Jardin

Hot water : Electrique

Inner condition : Excellent

External condition : Bon

Couverture : Tuiles

Amenities :

Piscine, Pool house, Double vitrage, Calme

2 bedroom

1 terrace

1 shower

2 WC

1 parking

#### Legal information

247 925 € fees included

5,50% VAT of fees paid by the buyer (235 000 € without fees), well condominium (18 lots in the condominium), annual current expenses 2 000 € (167 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Maison 95 Soustons

In a privileged setting, in the heart of the sought-after Pinsolle golf estate in Soustons Plage, discover this charming 44 m<sup>2</sup> semi-detached duplex house, perfect as a secondary home or rental investment. Nestled in an exceptional natural environment, among pine trees and fairways, this house offers peace and quality of life just minutes from the ocean beaches. Its Layout: On the ground floor: • Entrance • Separate toilet • Bright living room with open kitchen (approx. 18 m<sup>2</sup>) • Direct access to a terrace with clear views of the golf course Upstairs: • 2 bedrooms • Balcony overlooking the golf course • Shower room The property's advantages: • Quiet and green surroundings • Residence located in the heart of the golf course • Heated swimming pool in the condominium • Close to shops, restaurants, and bike paths • Quick access to the ocean. 5 minutes. This practical and well-maintained property will appeal both for family stays and as a rental...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 670 and 950 € (reference year 2021)  
Document non contractuel - 23/06/2026



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