



*Ingrid Crabouiller*  
PATRIMOINE & IMMOBILIER

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www.agenceimmocean.com

499 000 €

For sale mansion

4 rooms

Surface : 82 m<sup>2</sup>

Surface of the living : 15 m<sup>2</sup>

Surface of the land : 303 m<sup>2</sup>

Year of construction : 1910

Hot water : Gaz

Inner condition : Good

External condition : Good

Couverture : Tiling

Features :

Bedroom on ground floor, Double Glazing,

Laundry room

3 bedroom

1 terrace

1 bathroom

2 WC

2 parkings

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

Document non contractuel

30/04/2024 - Prix T.T.C



### Mansion 117 Royan

Very rare in Pontailac, we offer for purchase this charming villa dating from the beginning of the century comprising: entrance hall, living room opening onto terrace, independent fitted kitchen, back kitchen, laundry room, wc, bedroom, bathroom. floor, you will find 2 bedrooms, one with a bathroom, a convertible attic. Cellar, exterior rooms. Land of over 300 m<sup>2</sup>, Pontailac beach 300 m away.

Fees and charges :

499 000 € agency fees 4,81% à the responsibility of the buyer included



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