

**455 900 €**

**For sale house**

**7 rooms**

**Surface : 168 m<sup>2</sup>**

**Surface of the living : 59 m<sup>2</sup>**

**Surface of the land : 1100 m<sup>2</sup>**

**Year of construction : 2008**

**Hot water : Electrique**

**Inner condition : Good**

**External condition : Good**

**Couverture : Tiling**

**Features :**

POOL, Pool house, Bedroom on ground floor, Double Glazing, Laundry room, Automatic gate

4 bedroom

1 terrace

2 showers

2 WC

2 garage

2 parkings

**Energy class (dpe) : C**

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

Document non contractuel

02/05/2024 - Prix T.T.C



### House 209 Sablonceaux

**NEAR SAUJON - 4 BEDROOM VILLA WITH POOL** Located in the town of Sablonceaux but in the immediate vicinity of Saujon, come and discover this large house with its 60m<sup>2</sup> living/dining room opening onto a large veranda, its equipped and fitted open-plan kitchen. Two bedrooms, an office, a bathroom, a toilet and a storeroom complete the ground floor. Upstairs, a large landing leads to a WC, two bedrooms and a bathroom. And enjoy the indoor swimming pool, two large garages and private, landscaped grounds.

**Fees and charges :**

455 900 € agency fees 3,93% à the responsibility of the buyer included



**Ingrid Crabouiller** - 183 avenue de Pontailac - 17200 ROYAN

Tél: 05 46 02 00 11 - Fax: 05 46 02 09 19 - agenceingridcrabouiller@gmail.com

Carte professionnelle n°CPI 1701202200000006 La Rochelle - RCS Saintes 912455276

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