



Ingrid Crabouiller
PATRIMOINE & IMMOBILIER

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www.agenceimmocean.com

1 649 000 €

For sale villa

7 rooms

Surface : 233 m²

Surface of the living : 52 m²

Surface of the land : 1007 m²

Year of construction : 1970

Exposition : Sud ouest

View : Bord de mer

Hot water : Fuel

Inner condition : Good

External condition : Good

Features :

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

5 bedroom

2 terraces

3 showers

3 WC

1 garage

2 parkings

2 cellars

Energy class (dpe) : C

Emission of greenhouse gases (ges) : E

Document non contractuel

13/05/2024 - Prix T.T.C



Villa 44 Royan

FONCILLON VILLA YEARS 50 Architect's villa from the 1950s, restored with taste and quality materials. You will find, on the ground floor, an entrance, a living room, a summer kitchen, two bedrooms, an office, a shower room, WC and a laundry room. Upstairs, a landing leading to a large living room with fireplace and access to the balcony, an independent fitted kitchen, two bedrooms, one of which has a bathroom, a shower room and WC. The property includes a recent swimming pool as well as a double independent garage, all on enclosed grounds with a total capacity of 1007m². Very nice product to see absolutely.

Fees and charges :

1 649 000 € agency fees 3,58% à the responsibility of the buyer included



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