

**1 649 000 €**

**For sale villa**

**7 rooms**

**Surface : 233 m<sup>2</sup>**

**Surface of the living : 52 m<sup>2</sup>**

**Surface of the land : 1007 m<sup>2</sup>**

**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

29/04/2024 - 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 1007m<sup>2</sup>. 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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