



Ingrid Crabouiller
PATRIMOINE & IMMOBILIER

☎ 05 46 02 00 11

✉ immobilier@ingridcrabouiller.com

www.agenceimmocean.com

1 567 500 €

For sale villa

9 rooms

Surface : 250 m²

Surface of the land : 537 m²

Year of construction : 1940

Hot water : Gaz

Inner condition : Excellent

External condition : Good

Couverture : Tiling

Features :

POOL, Pool house, Fireplace, Double Glazing, Laundry room, Automatic gate

7 bedroom

1 terrace

2 showers

3 WC

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

Document non contractuel

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



Villa 199 Royan

VILLA PONTAILLAC - 250M2 WITH POOL Superb villa from the beginning of the 20th century located some 300m from Pontailac beach, close to shops. Superbly renovated on 3 levels, you will find on the garden level, two bedrooms as well as a workshop, a laundry room, a WC and a bathroom; on the raised ground floor, the "bow windows" provide beautiful light to the large living room as well as the dining room and the fully equipped and fitted kitchen. An office with WC completes the ground floor. On the 1st floor, a landing serves 5 bedrooms, a bathroom with shower and a toilet. Let yourself be seduced by its garden, its patio, its various shaded terraces, its swimming pool as well as the very practical and pleasant summer kitchen. A rare and exceptional product not to be missed.

Fees and charges :

1 567 500 € agency fees 4,31% 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

Code NAF 6619B - SIRET FR78912455276 - Garantie financière : AIG RD01724320D - Document non contractuel