



*Ingrid Crabouiller*  
PATRIMOINE & IMMOBILIER

☎ 05 46 02 00 11

✉ immobilier@ingridcrabouiller.com

www.agenceimmocean.com

278 000 €

For sale house

2 rooms

Surface : 59 m²

Surface of the living : 27 m²

Surface of the land : 218 m²

Year of construction : 1950

Hot water : Electric

Inner condition : Excellent

External condition : Good

Features :

Double Glazing, Calm

1 bedroom

1 terrace

1 shower

2 WC

Energy class (dpe) : F

Emission of greenhouse gases (ges) : C

Document non contractuel

15/05/2024 - Prix T.T.C



House 203 Royan

**LITTLE JEWEL IN PONTAILLAC EXCLUSIVELY** Nestled in its green setting and benefiting from a shaded terrace and courtyard, come and discover this small house full of charm, tastefully renovated and fully optimized. It includes, on the raised ground floor, an entrance for storage, a living room, an independent equipped kitchenette as well as a bathroom with WC; the garden level has been transformed into a bedroom with dressing room and office/laundry room. To visit without delay.

Fees and charges :

278 000 € agency fees 4,68% à the responsibility of the buyer included



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

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

Carte professionnelle n°CPI 17012022000000006 La Rochelle - RCS Saintes 912455276

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