



*Ingrid Crabouiller*  
PATRIMOINE & IMMOBILIER

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www.agenceimmocean.com

## Price on request

For sale house

3 rooms

Surface : 42 m²

Surface of the living : 23 m²

Surface of the land : 463 m²

Year of construction : 1955

View : Jardin

Hot water : Electrique

Inner condition : To renovate

External condition : A refresh

Couverture : Tiling

### Features :

Bedroom on ground floor, Calm

1 bedroom

1 terrace

1 shower

1 WC

2 parkings

Energy class (dpe) : G

Emission of greenhouse gases (ges) : D

Document non contractuel

07/12/2025 - Prix T.T.C



## House 368 Royan

**ROYAN - HOUSE TO RENOVATE OR LAND TO BUILD ON 500 M FROM PONTAILLAC BEACH** We present to you this small house of approximately 42 m² in need of renovation. It sits on a beautifully landscaped plot of 463 m². You will enjoy a living room, a kitchen, and a bedroom that open onto a terrace with a pleasant view of the garden. There is also a bathroom with a toilet. This property is ideal as a pied-à-terre, with renovation or extension possibilities thanks to a 25% land coverage ratio. You will appreciate the 23 m² living area, the single-level layout for added comfort, and the stunning garden view. This vintage gem, built in 1955, requires interior and exterior renovations while retaining its old-world charm. \_The location is peaceful and tranquil, yet close to the beach and shops, making it perfect to settle in.\_

Fees and charges :



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