



*Ingrid Crabouiller*  
PATRIMOINE & IMMOBILIER

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## Price on request

For sale house

5 rooms

Surface : 115 m<sup>2</sup>

Surface of the living : 57 m<sup>2</sup>

Surface of the land : 491 m<sup>2</sup>

Year of construction : 2006

Exposition : Est ouest

View : Jardin

Hot water : Electrique

Inner condition : Renovated

External condition : Good

Couverture : Tiling

### Features :

Bedroom on ground floor, Double Glazing,  
Laundry room, Calm

3 bedroom

1 terrace

1 shower

1 WC

1 garage

2 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

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



## House 213 Royan

ROYAN - QUIET AREA - CLOSE TO SHOPS We really fell in love with this single-story house, with a surface area of 116 m<sup>2</sup>, bathed in light and carefully renovated in 2021. With its entrance leading to a spacious 57 m<sup>2</sup> living room, large enough to accommodate an office space, a lounge area, a dining room and a fully equipped American kitchen, this house is very functional. The whole opens onto a terrace with a bioclimatic pergola as well as the garden. A large back kitchen is also converted into a laundry room. The sleeping area has three magnificent bedrooms with dressing rooms, as well as a bathroom and separate toilet. A 15 m<sup>2</sup> garage also completes the layout of this property. A landscaped and fenced 491 m<sup>2</sup> garden with a garden shed completes the property. Additional features include east-west exposure, a heat pump heating system and electric convectors,

Fees and charges :



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