

**624 000 €**

**For sale house**

**5 rooms**

**Surface : 100 m<sup>2</sup>**

**Surface of the living : 30 m<sup>2</sup>**

**Surface of the land : 550 m<sup>2</sup>**

**Exposition : Sud ouest**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : Good**

**External condition : Good**

**Couverture : Tiling**

**Features :**

Bedroom on ground floor, Double Glazing,  
Calm

4 bedroom

1 terrace

1 bathroom

2 showers

3 WC

1 garage

3 parkings

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

03/05/2024 - Prix T.T.C



### House 204 Royan

**EXCLUSIVE - VILLA ON PONTAILLAC** Nestled in the heart of Pontailiac in a quiet street, pretty single storey house of approximately 100 m<sup>2</sup>. with terraces. Very functional, this villa has a fitted and equipped kitchen, a living room with a mezzanine of 25 m<sup>2</sup> for office and sleeping use, four bedrooms, a bathroom, separate toilet and a bathroom. water with wc. A 30 m<sup>2</sup> garage is equipped with a shower and toilets for returning from the beach. Landscaped land of 550 m<sup>2</sup>.

**Fees and charges :**

624 000 € agency fees 3,85% à the responsibility of the buyer included



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