



*Ingrid Crabouiller*  
PATRIMOINE & IMMOBILIER

☎ 05 46 02 00 11

✉ immobilier@ingridcrabouiller.com

www.agenceimmocean.com

## Price on request

**For sale maison récente**

**5 rooms**

**Surface : 111 m<sup>2</sup>**

**Surface of the living : 40 m<sup>2</sup>**

**Surface of the land : 396 m<sup>2</sup>**

**Year of construction : 2005**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : Good**

**External condition : Good**

### Features :

Bedroom on ground floor, Double Glazing,

Laundry room, Calm

4 bedroom

2 terraces

2 showers

2 WC

1 garage

1 parking

**Energy class (dpe) : D**

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

Document non contractuel

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



## Maison récente 361 Royan

ROYAN - PONTAILLAC Pleasant house of 111.44 m<sup>2</sup> nestled in a small, quiet and friendly condominium, just 600 m from Pontailac beach. As soon as you enter, you will fall under the spell of the living room, spacious and bathed in light with its fully equipped American kitchen. Large bay windows offer unobstructed views of the garden and provide direct access to the terrace. A perfect setting for al fresco dining and relaxing moments. A pleasant bedroom with its private bathroom ensures true comfort on one level, the bay window providing access to the garden. A toilet and a storeroom complete the layout of the ground floor. Upstairs, three welcoming bedrooms await you, each opening onto a solarium to enjoy the region's mild climate. A second bathroom and toilet complete the sleeping area. For your convenience, the house has a garage and a private parking space. This pleasant house is ideal for a peaceful family life or to fully enjoy your stays at the sea, a stone's throw from the beach and all the amenities of Pontailac.

Fees and charges :

Annual current expenses 1 008 €

Well condominium



**Ingrid Crabouiller - 183 avenue de Pontailac, 17200 ROYAN**

+33 (0)5 46 02 00 11 - agenceingridcrabouiller@gmail.com - www.agenceimmocean.com

RCS Saintes 912455276 - Code NAF 6619B - SIRET FR78912455276 - Garantie financière : AIG RD01724320D

Document non contractuel - Barème des prix disponible sur notre site internet