



Ingrid Crabouiller
PATRIMOINE & IMMOBILIER

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www.agenceimmocean.com

Price on request

For sale villa

Surface : 118 m²

Surface of the living : 34 m²

Surface of the land : 1006 m²

Exposition : Sud ouest

View : Mer

Hot water : Fuel

Inner condition : Good

External condition : Good

Couverture : Tiling

Features :

Double Glazing, Laundry room, Automatic gate, Calm

4 bedroom

2 terraces

1 bathroom

2 showers

2 WC

1 garage

3 parkings

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

Document non contractuel

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



Villa 378 Royan

Royan - Villa with exceptional sea view Property presented by your IMMOCEAN by INGRID CRABOUILLER agency, this superb house of 118 m² of living space on 3 levels, located near Chay beach in Royan, offers a breathtaking sea view and an idyllic living environment. The basement houses a bedroom with shower, perfect for guests, a boiler room and a large garage, offering plenty of storage and parking space. On the ground floor, you will be greeted by a spacious entrance leading to a bright living room, opening onto a covered terrace with a magnificent view of the ocean. This level also includes a fully fitted and equipped independent kitchen, as well as a toilet. Upstairs, three bright bedrooms, two of which have a sea view, each with its own shower room. A separate toilet completes this sleeping area, offering all the comfort necessary for a large family. The complex is located on a landscaped plot of 1006 m², offering a peaceful and pleasant outdoor setting. This property, rare on the market, combines exceptional location, generous volumes and sea view, for a life just a stone's throw from the ocean.

Fees and charges :



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

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