



*Ingrid Crabouiller*  
PATRIMOINE & IMMOBILIER

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www.agenceimmocean.com

455 900 €

For sale house

7 rooms

Surface : 168 m<sup>2</sup>

Surface of the living : 59 m<sup>2</sup>

Surface of the land : 1100 m<sup>2</sup>

Year of construction : 2008

Hot water : Electrique

Inner condition : Good

External condition : Good

Couverture : Tiling

Features :

POOL, Pool house, Bedroom on ground floor, Double Glazing, Laundry room, Automatic gate

4 bedroom

1 terrace

2 showers

2 WC

2 garage

2 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

17/09/2024 - Prix T.T.C



### House 209 Sablonceaux

NEAR SAUJON - 4 BEDROOM VILLA WITH POOL Located in the town of Sablonceaux but in the immediate vicinity of Saujon, come and discover this large house with its 60m<sup>2</sup> living/dining room opening onto a large veranda, its equipped and fitted open-plan kitchen. Two bedrooms, an office, a bathroom, a toilet and a storeroom complete the ground floor. Upstairs, a large landing leads to a WC, two bedrooms and a bathroom. And enjoy the indoor swimming pool, two large garages and private, landscaped grounds.

Fees and charges :

455 900 € agency fees 3,93% à the responsibility of the buyer included



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