



*Ingrid Crabouiller*  
PATRIMOINE & IMMOBILIER

☎ 05 46 02 00 11

✉ immobilier@ingridcrabouiller.com

www.agenceimmocean.com

## Price on request

For sale house

6 rooms

Surface : 132 m<sup>2</sup>

Surface of the living : 41 m<sup>2</sup>

Surface of the land : 977 m<sup>2</sup>

Year of construction : 2006

Exposition : Est ouest

View : Jardin

Hot water : Electrique

Inner condition : Good

External condition : Good

Couverture : Tiling

### Features :

Jacuzzi spa, Fireplace, Bedroom on ground floor, Double Glazing, Laundry room

4 bedroom

2 terraces

1 bathroom

2 showers

2 WC

2 garage

2 parkings

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

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



## House 321 Vaux-sur-Mer

**VAUX SUR MER - QUIET AREA - CLOSE TO BEACHES** Located in a sought-after area just 800 m from Pontailac and shops, this house of approximately 132 m<sup>2</sup> built in 2006 offers quality services and a pleasant living environment. It consists of a welcoming entrance, a fitted kitchen opening onto a bright veranda ideal for enjoying natural light in all seasons, a spacious living room with fireplace opening onto a terrace perfect for outdoor meals, a bathroom also serving as a linen room, a shower room and separate toilet as well as two comfortable bedrooms. Upstairs, two additional bedrooms to accommodate family or friends, an office and a shower room with toilet. Two underground garages and a cellar providing additional storage space. This large plot of 977 m<sup>2</sup> with a covered jacuzzi offers numerous development possibilities. Very rare to discover quickly.

Fees and charges :



**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

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