



*Ingrid Crabouiller*  
PATRIMOINE & IMMOBILIER

☎ 05 46 02 00 11

✉ immobilier@ingridcrabouiller.com

www.agenceimmocean.com

## Price on request

**For sale villa**

**7 rooms**

**Surface : 233 m²**

**Surface of the living : 52 m²**

**Surface of the land : 1007 m²**

**Year of construction : 1970**

**Exposition : Sud ouest**

**View : Bord de mer**

**Hot water : Fuel**

**Inner condition : Good**

**External condition : Good**

### Features :

POOL, Fireplace, Bedroom on ground floor,  
Double Glazing, Laundry room, Automatic  
gate, Calm

5 bedroom

2 terraces

3 showers

3 WC

1 garage

2 parkings

2 cellars

**Energy class (dpe) : C**

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

Document non contractuel

13/12/2025 - Prix T.T.C



## Villa 242 Royan

FONCILLON VILLA YEARS 50 Architect's villa from the 1950s, restored with taste and quality materials. You will find, on the ground floor, an entrance, a living room, a summer kitchen, two bedrooms, an office, a shower room, WC and a laundry room. Upstairs, a landing leading to a large living room with fireplace and access to the balcony, an independent fitted kitchen, two bedrooms, one of which has a bathroom, a shower room and WC. The property includes a recent swimming pool as well as a double independent garage, all on enclosed grounds with a total capacity of 1007m². Very nice product to see absolutely.

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

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