



Ingrid Crabouiller
PATRIMOINE & IMMOBILIER

☎ 05 46 02 00 11

✉ immobilier@ingridcrabouiller.com

www.agenceimmocean.com

Price on request

Viager cottage

3 rooms

Surface : 50 m²

Surface of the living : 15 m²

Surface of the land : 228 m²

Year of construction : 1982

Hot water : Electrique

Inner condition : Good

External condition : Good

Couverture : Tiling

Features :

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

2 bedroom

1 terrace

1 shower

1 WC

1 garage

1 parking

Document non contractuel

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



Cottage 262 Saint-Georges-d'Oléron

Occupied Life Annuity - Holiday Home 50m from the Beach in Saint-Georges-d'Oléron Discover this charming vacation home, ideally located just 50 meters from the beach, in the sought-after town of Saint-Georges-d'Oléron. Offered as a life annuity, occupied by a woman born in 1951, this property offers a rare investment opportunity with a premium of €85,000 (fees included) and a monthly income of €600. The perfectly designed house features a bright and cozy living room with an open, fully fitted and equipped kitchen, ideal for socializing. It has two bedrooms, one of which is located at the end of the garage, offering privacy and comfort. A modern shower room and toilet complete the interior. The 228 m² plot, beautifully landscaped, is a true haven of peace with its shaded pergola and its small 2x3m swimming pool with a depth of 1.5m, perfect for enjoying the beautiful days in complete tranquility. This little gem, just a stone's throw from the ocean, is an exceptional opportunity for seaside lovers looking for a safe and enjoyable investment.



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