

**580 000 €**

**For sale villa**

**Surface : 107 m<sup>2</sup>**

**Surface of the living : 38 m<sup>2</sup>**

**Surface of the land : 865 m<sup>2</sup>**

**Year of construction : 1989**

**Exposition : Sud**

**View : Parc**

**Hot water : Electrique**

**Inner condition : Good**

**External condition : Good**

**Couverture : Tiling**

**Features :**

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

3 bedroom

1 terrace

1 shower

1 WC

1 garage

2 parkings

1 cellar

**Energy class (dpe) : E**

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

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22/12/2024 - Prix T.T.C



### Villa Royan

To seize in the Metairies district in Royan: sublime detached villa from 1985, 107 m<sup>2</sup> on one level, well exposed to the South with a view of the park. This haven of peace has a fitted kitchen and a large living room of 38 m<sup>2</sup>, as well as a laundry room. Offering three bedrooms, a shower room, a toilet and a terrace, it is ready to welcome you in a calm and serene setting. The villa also has two parking spaces and a cellar. Double glazing for optimal insulation. All on a plot of 865 m<sup>2</sup>. Electric heating and hot water, sanitation all to the sewer. Quality services with a bedroom on one level. The interior condition is good. Come and discover this rare gem.

**Fees and charges :**

580 000 € agency fees 4,00% à the responsibility of the buyer included



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

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