

225 000 €

For sale maison en pierre

5 rooms

Surface : 118 m²

Surface of the land : 195 m²

Year of construction : Avant 1948

Hot water : Gaz

Inner condition : Good

External condition : Good

Couverture : Tiling

Features :

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

3 bedroom

1 terrace

1 bathroom

2 WC

2 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

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



Maison en pierre 304 Saujon

Saujon - Renovated House with Character in a Quiet Hamlet Your IMMOCEAN by INGRID CRABOUILLER agency is pleased to present this charming renovated house, located in a quiet hamlet 5 minutes by car from the center of Saujon and a few steps from the lake and the swimming pool. Offering 118 m² of living space and two dedicated and notarized parking spaces, this property is ideal for a family or a rental project. Completely renovated with a new roof, the house includes a fitted and equipped kitchen, with a hatch for access to the attic. A large, warm living room is decorated with a fireplace, cupboards hidden behind mirrors and a secret door. The house also has a laundry room and two charming courtyards, perfect for enjoying the sunny days. On the ground floor, two bedrooms with new laminate flooring, one of which is near the kitchen, offer possibilities for development, in particular to exploit the existing drains. Upstairs, a spacious master suite with office area, bathroom, and a large closet has independent access via an external staircase, offering the possibility of fitting out a studio by integrating a kitchen area. Heated by city gas with a thermostat for comfort, and connected to the sewer system, this house combines practicality and charm. A rare opportunity in a



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