

**315 000 €**

**For sale maison de ville**

**2 rooms**

**Surface : 40 m<sup>2</sup>**

**Surface of the land : 333 m<sup>2</sup>**

**Year of construction : 1960**

**Exposition : Sud ouest**

**Inner condition : To renovate**

**External condition : Good**

**Couverture : Tiling**

**Features :**

Bedroom on ground floor, Laundry room

1 bedroom

1 terrace

1 shower

1 WC

1 garage

**Energy class (dpe) : G**

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

Document non contractuel

15/01/2025 - Prix T.T.C



### Maison de ville 259 Saint-Georges-de-Didonne

Saint-Georges-de-Didonne - Charming 60s House a Stone's Throw from the Beach Just 200 metres from the town centre and 400 metres from the beach of Saint-Georges-de-Didonne, this charming little house, typical of the 1960s, will charm you with its authenticity and exceptional location. With a surface area of 40 m<sup>2</sup>, it is ideally oriented south-west, offering beautiful light throughout the day. The house consists of a welcoming veranda, perfect for enjoying the beautiful days, an independent kitchen, a warm living room and a comfortable bedroom. A garage completes this property, offering additional storage or parking space. The land, for its part, offers interesting potential for an extension, allowing to take full advantage of this privileged location. The roof has recently been re-roofed, ensuring peace of mind for years to come. This home is a rare opportunity for those wishing to create a seaside pied-à-terre or extension project in an idyllic setting.

**Fees and charges :**

315 000 € fees included



**Ingrid Crabouiller** - 183 avenue de Pontailac, 17200 ROYAN

+33 (0)5 46 02 00 11 - agenceingridcrabouiller@gmail.com - www.agenceimmocean.com

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