



*Ingrid Crabouiller*  
PATRIMOINE & IMMOBILIER

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750 000 €

For sale villa

8 rooms

Surface : 160 m<sup>2</sup>

Surface of the living : 45 m<sup>2</sup>

Surface of the land : 940 m<sup>2</sup>

Exposition : Sud ouest

View : Citadine

Hot water : Gaz

Inner condition : Good

External condition : Good

Couverture : Tiling

Features :

POOL, Bedroom on ground floor, Double Glazing, Calm

5 bedroom

2 terraces

1 bathroom

1 shower

3 WC

1 garage

1 parking

Energy class (dpe) : E

Emission of greenhouse gases (ges) : E

Document non contractuel

18/10/2024 - Prix T.T.C



### Villa 238 Royan

Plage du Pigeonnier, we offer for sale this villa on the raised ground floor including: Entrance, living room opening onto terrace, fitted kitchen, 4 bedrooms, office, bathroom, courtyard, On the ground floor: bedroom with bathroom, boiler room, garage Garden of over 900 m<sup>2</sup> with swimming pool. Very nice location 100 m from the page.

Fees and charges :

750 000 € agency fees 4,76% à the responsibility of the buyer included



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