

698 000 €

For sale mansion

Surface : 156 m²

Exposition : Sud ouest

View : Dégagée

Hot water : Gaz

Inner condition : Good

External condition : Good

Couverture : Tiling

Features :

Fireplace

5 bedroom

2 terraces

1 bathroom

3 showers

2 WC

Energy class (dpe) : E

Emission of greenhouse gases (ges) : D

Document non contractuel

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



Mansion 261 Royan

Charming house located in the very popular Pontailiac district in ROYAN It will seduce you with its character and its architecture typical of the 1900s, combining old charm and modern comfort. It opens onto a planted and paved terrace revealing a bourgeois facade as well as a beautiful wrought iron veranda to welcome the family. As soon as you enter, you will be captivated by the cozy and warm atmosphere, with cement tile floors and parquet rooms. serving a living room, a living room in exposed stone opening onto a patio, a fitted kitchen opening onto the veranda, a bedroom with shower room, toilet and an office. The entrance staircase will lead you to two bedrooms sharing a bathroom with toilet. A second staircase will provide access to two master suites, one with a bathroom opening onto a balcony with a staircase leading to the patio and the second with a shower room benefiting from a balcony. You will not be able to remain indifferent to the charm of this family home close to all amenities to experience good times with family or friends just a stone's throw from our beautiful Pontailiac beach.

Fees and charges :

698 000 € agency fees 4,26% 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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