

## Price on request

**Contact agency**

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**For sale house**

**3 rooms**

**Surface : 42 m²**

**Surface of the living : 23 m²**

**Surface of the land : 463 m²**

**Year of construction : 1955**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : to renovate**

**External condition : a refresh**

**Couverture : tiling**

**Features :**

Bedroom on ground floor, CALM

1 bedroom

1 terrace

1 shower

1 WC

2 parkings

**Energy class (dpe) : G**

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



## House 368 Royan

ROYAN - QUIET NEIGHBORHOOD OF PONTALLAC We present to you this charming little house with a surface area of approximately 42 m² to renovate. It is established on a beautifully wooded plot of 463 m². You will enjoy a comfortable living room, a kitchen and a bedroom which open onto a terrace offering a pleasant view of the garden. It also has a bathroom with a toilet. This property is considered an ideal pied-à-terre, with possibilities for renovation or expansion thanks to a 25% footprint. You'll appreciate the 23m² living room, the ground floor for added comfort, and the breathtaking view of the garden. This former gem, built in 1955, is in need of an interior and exterior renovation while retaining its old-world charm. The place is peaceful and calm, yet close to the beach and shops, perfect for putting down your suitcases.

Fees and charges :

Document non contractuel

