

499 000 €

Contact agency

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For sale mansion

4 rooms

Surface : 82 m<sup>2</sup>

Surface of the living : 15 m<sup>2</sup>

Surface of the land : 303 m<sup>2</sup>

Year of construction : 1910

Hot water : Gaz

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

Bedroom on ground floor, double glazing,

Laundry room

3 bedroom

1 terrace

1 bathroom

2 WC

2 parkings

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

Document non contractuel



### Mansion 117 Royan

Very rare in Pontailiac, we offer for purchase this charming villa dating from the beginning of the century comprising: entrance hall, living room opening onto terrace, independent fitted kitchen, back kitchen, laundry room, wc, bedroom, bathroom. floor, you will find 2 bedrooms, one with a bathroom, a convertible attic. Cellar, exterior rooms. Land of over 300 m<sup>2</sup>, Pontailiac beach 300 m away.

Fees and charges :

499 000 € agency fees 4,81% à the responsibility of the buyer included

