

577 800 €

Contact agency

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For sale pavilion

6 rooms

Surface : 125 m<sup>2</sup>

Surface of the living : 42 m<sup>2</sup>

Surface of the land : 1414 m<sup>2</sup>

Year of construction : 2004

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

Bedroom on ground floor, double glazing

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

2 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel



### Pavilion 244 Royan

ROYAN - SUPERB 4 BEDROOM VILLA Discover this magnificent villa located in the Pasteur clinic district in Royan. In excellent condition, this house of 125 m<sup>2</sup> of living space is located on a plot of 1414 m<sup>2</sup>. It includes an entrance hall with cupboard, a large living room of 42 m<sup>2</sup> opening onto a terrace, an open fitted kitchen, two bedrooms, one with cupboard, a bathroom, a laundry/boiler room and a WC on the ground floor. of the road. Upstairs, a landing serves two other bedrooms and a shower room with WC. An adjoining 23 m<sup>2</sup> garage with motorized door completes this property. Located just 850m from shops (bakery, greengrocer, cheese shop, pharmacy), this house is ideal for a practical and comfortable daily life. This villa represents a rare opportunity on the Royan market. Don't miss this unique opportunity!

Fees and charges :

577 800 € agency fees 3,08% à the responsibility of the buyer included

