

459 800 €

Contact agency

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For sale house

5 rooms

Surface : 153 m²

Surface of the living : 60 m²

Surface of the land : 730 m²

Year of construction : 2006

Exposition : Sud ouest

View : Jardin

Hot water : Gaz

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

Bedroom on ground floor, double glazing,

Laundry room, CALM

4 bedroom

1 terrace

1 bathroom

1 WC

1 garage

2 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Document non contractuel



### House 360 Royan

ROYAN - QUIET AREA LIVED ALL YEAR ROUND Located in a quiet residential area of Royan, this single-story house covers an area of 153 m², nestled in the heart of a landscaped garden of 730 m². Upon entering, you will be greeted by a vast and bright 60 m² living room whose large bay windows offer a breathtaking view of the garden, while opening onto a terrace sheltered from prying eyes. The villa offers a fully equipped independent kitchen perfectly arranged with beautiful volumes, a pantry/laundry room, a corridor serving 4 bedrooms, a large bathroom with shower and bidet, as well as separate toilets equipped with a washbasin will be part of your daily life. We complete this description with an adjoining garage, outdoor parking and a garden shed. This house is truly practical and offers generous volumes, all in excellent general condition.

Fees and charges :

459 800 € agency fees 4,31% à the responsibility of the buyer included

