

699 500 €

Contact agency

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For sale villa

6 rooms

Surface : 137 m<sup>2</sup>

Surface of the living : 50 m<sup>2</sup>

Surface of the land : 511 m<sup>2</sup>

Year of construction : 2013

Exposition : Sud ouest

View : Dégagée

Hot water : Electrique

Inner condition : excellent

External condition : exceptional

Couverture : tiling

Features :

Bedroom on ground floor, double glazing,

Laundry room, Automatic gate

4 bedroom

2 terraces

2 showers

2 WC

1 garage

2 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel



## Villa 125 Royan

Only 1200 m from the beach of Pontailiac, we offer this villa in perfect condition comprising: entrance hall, living room dining room opening onto terraces, fitted and equipped kitchen, master suite, laundry room, hand wash toilet. The floor consists of 3 bedrooms and a bathroom with toilet. Tiled garage. Underfloor heating, wood stove, water softener, alarm, blinds, ect..... Land 511 m<sup>2</sup> landscaped, To discover quickly.

Fees and charges :

699 500 € agency fees 2,79% à the responsibility of the buyer included

