

436 800 €

Contact agency

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For sale house

4 rooms

Surface : 110 m<sup>2</sup>

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

Surface of the land : 630 m<sup>2</sup>

Year of construction : 2022

Exposition : Est ouest

View : Jardin

Hot water : Electrique

Inner condition : excellent

External condition : NEW

Couverture : tiling

Features :

POOL, Bedroom on ground floor, double glazing, Laundry room, CALM

3 bedroom

1 terrace

2 showers

2 WC

1 garage

2 parkings

Energy class (dpe) : A

Emission of greenhouse gases (ges) : A

Document non contractuel



## House 226 Médis

MEDIS - RECENT VILLA ON ONE STOREY Quietly, nestled in a green setting of 630 m<sup>2</sup>, pretty house of 110 m<sup>2</sup> of living space, on one level, benefiting from a terrace of approx. 45 m<sup>2</sup>. with a pool. As soon as you enter, you will be seduced by a beautiful, bright and warm living room, with an open fitted kitchen opening onto the terrace with swimming pool. It will be the same for the parental suite (shower room with toilet). Two bedrooms complete the sleeping area, one of which has swimming pool access, a bathroom, toilets, a laundry room complete the description of this property, without forgetting a 15 m<sup>2</sup> garage. Good quality materials, home automation, ten years are real assets, for this villa located 1 km from the town, 2 km from Saujon and 3 km from the Royan 2 zone.

Fees and charges :

436 800 € agency fees 3,85% à the responsibility of the buyer included

