

780 000 €

Contact agency

Ingrid Crabouiller

183 avenue de Pontailac

17200 ROYAN

+33 (0)5 46 02 00 11 /

agenceingridcrabouiller@gmail.com

For sale villa

5 rooms

Surface : 133 m²

Surface of the living : 47 m²

Surface of the land : 240 m²

Year of construction : 1950

Exposition : Nord ouest

View : Aperçu mer

Hot water : Gaz

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

fireplace, double glazing, Laundry room,  
Automatic gate

3 bedroom

2 terraces

1 shower

3 WC

2 garage

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

Document non contractuel



### Villa Royan

Pontailac - 1950s House 50 m from the Beach Located just 50 meters from the beach of Pontailac, this house from the 50s, with its typical charm of the period, offers 136 m² of living space spread over three levels. Ideally located to take full advantage of the seaside setting, this property is a real gem for lovers of authenticity and comfort. On the ground floor, you will find two spacious garages and a laundry room, offering convenient storage and parking space. The garden level, with its two terraces, one of which is covered, hosts a fully equipped independent kitchen, perfect for meals with family or friends. A large living room of 47 m², bathed in light, as well as its loggia offering a beautiful sea view and access to a terrace, a welcoming entrance, a toilet and a storeroom complete this level. Upstairs, a landing leads to three comfortable bedrooms, a shower room, a separate toilet and a dressing room, offering all the space necessary for a family. All set on a plot of 240 m², offering a pleasant outdoor space in the heart of Pontailac. This house is a rare opportunity for those who wish to live a stone's throw from the ocean, while benefiting from the charm and solidity of 1950s buildings.

Fees and charges :

780 000 € agency fees 3,85% à the responsibility of the buyer included

