

435 000 €

Contact agency

Ingrid Crabouiller

183 avenue de Pontailiac

17200 ROYAN

+33 (0)5 46 02 00 11 /

agenceingridcrabouiller@gmail.com

For sale townhouse

5 rooms

Surface : 114 m<sup>2</sup>

Surface of the land : 856 m<sup>2</sup>

Year of construction : 1960

Hot water : Electrique

Inner condition : to renovate

External condition : GOOD

Couverture : tiling

Features :

double glazing, Laundry room, CALM

4 bedroom

1 terrace

1 shower

2 WC

1 parking

Energy class (dpe) : G

Emission of greenhouse gases (ges) : C

Document non contractuel



## Townhouse 257 Royan

Royan - House to Renovate Near the Center, the Train Station and the Parc District  
Ideally located in the immediate vicinity of Royan town centre, the train station and on the edge of the prestigious "Parc de Royan" district, this house to renovate with 114m<sup>2</sup> of living space offers great potential for those who wish to personalise their future home. The ground floor consists of a welcoming entrance, a bright living room, a kitchen and a bathroom with WC. Upstairs, you will find four spacious bedrooms and a WC, with the possibility of creating an additional shower room for more comfort. The house also comes with 40 m<sup>2</sup> of outbuildings, providing additional space for a workshop, laundry room, garage or independent studio. The 856 m<sup>2</sup> wooded plot is suitable for a swimming pool, providing an ideal setting for creating a garden with a swimming pool. Unless you prefer to take advantage of another major asset of this property with part of its land already divided, thus allowing the creation of a separate building plot, offering an additional opportunity for a real estate project. This house is a rare opportunity for a renovation project in a prime location in Royan.

Fees and charges :

435 000 € fees included

