

728 000 €

Contact agency

Ingrid Crabouiller

183 avenue de Pontailiac

17200 ROYAN

+33 (0)5 46 02 00 11 /

agenceingridcrabouiller@gmail.com

For sale house

Surface : 190 m<sup>2</sup>

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

Surface of the land : 1200 m<sup>2</sup>

View : Jardin

Hot water : Gaz

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

POOL, pool house, fireplace, Bedroom on ground floor, double glazing, Laundry room, Automatic gate, CALM

4 bedroom

2 terraces

3 showers

3 WC

1 garage

2 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel



## House 322 Saint-Sulpice-de-Royan

**SAINT SULPICE DE ROYAN - CHARACTER VILLA** Beautiful 190 m<sup>2</sup> house located on a wooded plot of 1200 m<sup>2</sup> with swimming pool and quality services. This property offers large, bright and well-appointed living spaces. On the ground floor, an entrance leads you to a cathedral living room with fireplace and whose large windows open onto a vast terrace. An open fitted kitchen and a practical back kitchen, a master suite with dressing room, shower room and toilet, two bedrooms, one with its own bathroom, a shower room and separate toilet. The upper floor has an office space as well as a bedroom with its own shower room and toilet. A large garage, a garden shed and a well complete the description. Very beautiful product with careful finishing offering comfort and space in a peaceful setting.

Fees and charges :

728 000 € fees included

