



House

ROYAN (17)

519 000 €*

* Agency fees to be paid by the seller



123 m²



6 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

Want to go to the beach on foot? services nearby, cachet and originality, to comfortably accommodate your loved ones, and to spend evenings in a cozy exterior without the inconveniences of its upkeep... you're there. In Royan, 8 minutes walk from the Grande Conche beach, the Central Market and other shops, services and restaurants. In a quiet lane, this typical Royannaise house combines practicality, originality, comfort and an ideal location. The living space is organized around an open volume living room - dining room - kitchen of nearly 47 m². A 1st night part on the 1st floor with its own shower room and toilet allows you to isolate yourself from the rest of the house. A 2nd sleeping area with 3 bedrooms, bathroom and separate toilet, and a large dressing room for your guests. Massive parquet floors, great heights, half-levels give it an undeniable charm. On the practical side, a large garage with motorized door, a cellar - boiler room and 2 large cellars, will meet your storage and storage needs. A courtyard or patio type exterior, very intimate, with grating type wooden slabs, water point and awning for your quiet evenings. Technically, recent roof and facades, city gas heating, all double glazed joinery with electric blinds. In short, an ideal compromise where you will want to add your personal touch. For more details and virtual visit, call me at the number indicated. Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Jean-Christophe
BONNEMAIN**

SAINTES (17100)

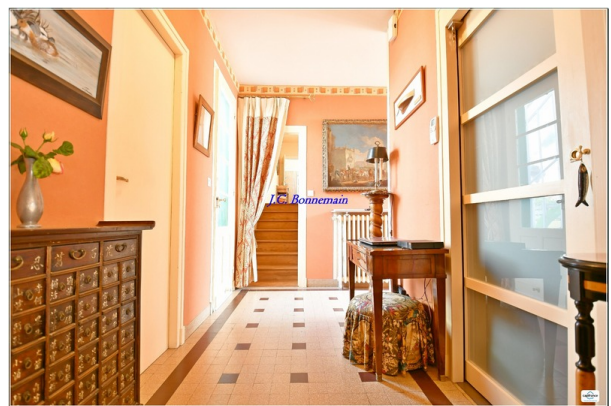
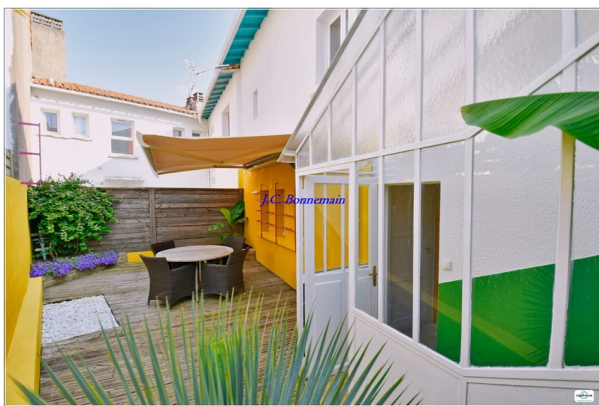
Agent

RSAC : 539 933 010 00032

Courts service city :
SAINTES

(+33)6 08 95 93 86

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 813274

Property type House

Year of construction 1953

Exposure TRAVERSANT N-S

View Vue sur Ville

SURFACES

Living space 123 m²

Living room surface 38 m²

Land surface 163 m²

COMPOSITION

Number of rooms 6

Number of bedrooms 4

Toilets count 2

Washrooms 2

Balcony 1

DPE/GES

DPE 238

GES 44

APPENDIX

Parking garage

Garage 1

Cellar 1

Videophone Non

SERVICES

Heater gaz

Kitchen américaine



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639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle