



House

SAINT GEORGES D'OLERON (17)

350 000 €



130 m²



6 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

Beautiful town house of 130 m² located in the town of Chéray, close to shops and 5 minutes from the most beautiful beaches on the island.

This residence includes:

- An equipped kitchen,
- A living room of 44 m² with a beautiful fireplace,
- 3 bedrooms (9 m², 13 m² and 13 m²),
- A master suite of 17 m²,
- A bathroom ,
- A shower room,
- 2 toilets,
- A laundry room,
- An utility room.

In terms of comfort, the frames are made of double-glazed PVC, the heat pump and the hot water tank are recent (2018) and the electricity was redone at the same time!

All this makes it an immediately habitable house. The house is supplied fully furnished and equipped if desired. The small, very well exposed exterior with its terrace and its little corner of greenery will make you appreciate the sweetness of Oléronaise life. As a bonus the garden shed. So here is an ideal property as a primary or secondary residence, but also for rental!

Come visit it! See you soon ! Les honoraires d'agence sont à la charge de l'acquéreur, soit 4,17% TTC du prix hors honoraires.

Le Diagnostic de Performance Énergétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : 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!



Philippe VIROLLE

**SAINT-PIERRE-
D'OLERON (17310)**

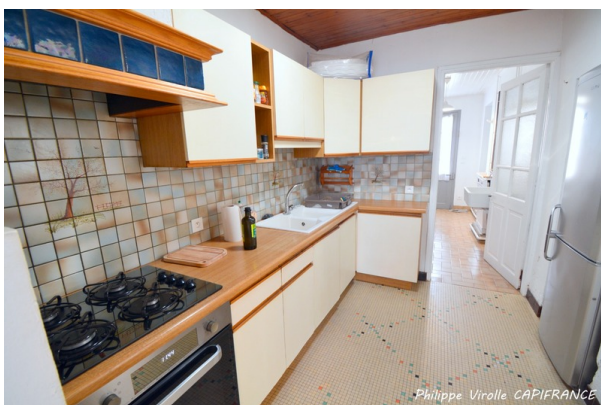
Agent

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LE BIEN EN IMAGES



DETAILS

COMPOSITION

Number of rooms	6
Number of bedrooms	4
Number of bathrooms	1
Toilets count	2
Washrooms	1

DPE/GES

DPE	194
GES	58

APPENDIX

Parking	extérieur
Parking space	1
Videophone	Non

SERVICES

Heater	pompe à chaleur
Kitchen	aménagée

GENERAL

Reference	834387
Property type	House

SURFACES

Living space	130 m²
Living room surface	44 m²
Land surface	207 m²



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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