



Villa

ROYAN (17)

695 000 €*

* Agency fees to be paid by the seller



155 m²



5 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

Pretty villa from the 50s completely revisited...

Today, I suggest you go and discover a very beautiful villa just 300 m from the beach of Saint-Georges-de-Didonne, in a peaceful residential area in close to all shops. In this 1950s residence renovated with care and refinement by the charming owner, an artist at heart, with quality materials, we are seduced by the organization of the exterior and interior spaces. Indeed, wherever you are, you can enter and exit as you please, from numerous terraces which allow you to enjoy the path of the sun...

HOUSE SIDE:

* on the garden level, with direct access on the South-East facing terrace, there are two bedrooms (the first of 19 m2 on the South West side and the second of 11 m2 on the North side), an office of 9 m2 opening onto the North terrace, a pleasant bathroom approximately 15 m2, with its walk-in shower, double sink, toilet and hammam. At the front, we reach the adjoining garage of 23 m2, tiled, with electric gate and equipped with a water point.

* the first floor, accessible via the terrace, on the South West side or from below via a spiral staircase, opens onto a bright and spacious living room of approximately 67 m2 with a ceiling height of almost 3 m and exposed umbrella frame. From the equipped and fitted kitchen or from the dining room, you will have plenty of time to go to the terrace on the North West side to have lunch or relax in the cool in the summer.

GARDEN SIDE:

It is accessed via a fully tiled terrace of approximately 90 m2 at the front of the house on the north side.

Then, via a staircase, we follow the house on the west side to arrive at a tiled terrace facing south, where you will enjoy enjoying the jacuzzi or relaxing and calming, just a few minutes walk from the beach.

An independent east-facing studio, 17 m2, with bathroom, completes this property. The ideal place for a teenager and to entertain your friends or family members.

TECHNICAL SIDE:

This property has reversible air conditioning upstairs and electric heating on the ground floor.

All the joinery is aluminum and double glazing with electric roller shutters.

A sound system has also been installed throughout the villa. Sanitation is collective, up to standards.

To date, the property tax amounts to 2450 euros per year and the housing tax to 1670 euros.

If this property meets all your expectations, do not hesitate to contact me at 06.86.85.22.28 or 06.52.41.91.24... Fees are the responsibility of the seller.

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!



Virginie MARIE

CASTERON (32380)

Agent

RSAC : 789 144 003 00033

Courts service city : AUCH

(+33)6 52 41 91 24

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 849094
Property type Villa
Exposure TRAVERSANT
View Vue sur Jardin

SURFACES

Living space 155 m²
Living room surface 44 m²
Land surface 600 m²

COMPOSITION

Number of rooms 5
Number of bedrooms 3
Toilets count 2
Washrooms 1

DPE/GES

DPE 174
GES 5

APPENDIX

Parking extérieur
Parking space 2
Garage 1
Videophone Non

SERVICES

Heater électricité
Heater climatisation réversible
Kitchen aménagée
Intercom Yes



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CS 70058 34 473 Pérols Cedex
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SAS au capital de 100.000 euros

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