



## Maison familiale avec véranda, jardin et garage



### Ügynök információ

|            |  |
|------------|--|
| Név:       | ArKadia  |
| Cégnév:    |  |
| Ország:    | United Kingdom   |
| Telefon:   |  |
| Languages: | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Hirdetés részletei

|           |                |
|-----------|----------------|
| Ingatlan: | Eladó          |
| Ár:       | USD 445,093.62 |

### Elhelyezkedés

|                        |                    |
|------------------------|--------------------|
| Ország:                | France             |
| Állam/Régió/Tartomány: | Nouvelle-Aquitaine |
| Város:                 | Royan              |
| Irányítószám:          | 17200              |
| Feladta:               | 2026. 04. 10.      |

#### Leírás:

Located in the peaceful and sought-after neighborhood of La Roche in Royan, this charming 5-room house, spread over two levels, will win you over with its calm surroundings, generous space, and large garden.

In a quiet, green area, this 105 m<sup>2</sup> home includes a bright 30 m<sup>2</sup> veranda, all set on a lovely enclosed 602 m<sup>2</sup> plot.

It features a comfortable living room, a spacious eat-in kitchen, a dining room (which can be used as a 4th bedroom), 3 bedrooms (including one on the ground floor), 2 bathrooms, 2 toilets, and a large double garage.

? Ideally located close to shops, just steps from a small wooded area, and only minutes from the beach.

This house is perfect for a family looking for comfort and quality of life. It's also ideal as a second home.

? A rare opportunity in Royan — don't miss out!

Contact me today to schedule a visit and discover the full potential of this exceptional property.

Built: 1989

### Gyakori

Hálósobák: 3



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Fürdőszobák: 2  
Kész négyzetméter: 105 nm  
Telekméret: 600 nm

## Room details

Total rooms: 5

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 215

## Building details

Parking: Yes

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/AGHX-T664338/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T664338/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1516250

