

294 000 €

Contact agency

Ingrid Crabouiller

183 avenue de Pontailiac

17200 ROYAN

+33 (0)5 46 02 00 11 /

agenceingridcrabouiller@gmail.com

For sale apartment

2 rooms

Surface : 48 m²

Surface of the living : 25 m²

Year of construction : 1900

Exposition : Sud est

View : Dégagée

Hot water : Individuelle électrique

Inner condition : excellent

Standing : residential

Building condition : GOOD

Features :

double glazing, gated, residential, electric shutters, Visitor Parking

1 bedroom

1 bathroom

1 WC

1 parking

1 cellar

Energy class (dpe) : F

Emission of greenhouse gases (ges) : C

Document non contractuel



### Apartment 306 Royan

ROYAN - PONTAILLAC DISTRICT Discover this beautiful 49.45 m² apartment located in a prestigious residence, just 50 m from Pontailiac beach. In excellent condition, it offers an ideal living environment for lovers of comfort with proximity to the beach and shops. It offers an entrance hall with built-in cupboard for maximum storage, a functional and modern fitted kitchen, a bright living room, a lounge that can be transformed into an additional bedroom according to your needs, a cozy bedroom, an elegant and bright bathroom, separate toilet for more practicality. A private parking space and a large cellar of 11 m², ideal for storage. This tastefully furnished property is sold with its quality furniture. To visit without delay.

Fees and charges :

Annual current expenses 1 176 €

Well condominium

294 000 € agency fees 4,76% à the responsibility of the buyer included

