555 000 €

Contact agency
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For sale appartement de caractère
2 rooms
Surface : 64 m²

Surface of the living : 32 m²
Year of construction : 1972
Exposition : Sud ouest
View : Bord de mer
Hot water : Individuelle
Inner condition : NEW
Standing : bourgeois
Building condition : Cleaning is

Features :
lift, double glazing, gated, CALM,
residential, electric blinds, electric shutters

1 bedroom
2 terraces
1 bathroom
1 WC
1 garage

Energy class (dpe) : D
Emission of greenhouse gases (ges) : B

Document non contractuel

Appartement de caractère 349 Royan

ROYAN – PONTAILLAC – SEA VIEW & TERRACE – APARTMENT REDESIGNED BY INTERIOR DESIGNER Your IMMOCEAN by INGRID CRABOUILLER agency offers for sale this magnificent 63 m² character apartment, ideally located in the prestigious Pontaillac district of Royan. Nestled on the 3rd floor of a bourgeois building with an elevator, this rare property enjoys an exceptional location just a few steps from the beach, with a breathtaking sea view. Completely refurbished in 2023 by an interior designer, the apartment features a refined contemporary design and high-quality materials. It consists of a spacious 32 m² living room with an equipped open-plan kitchen, opening onto a 24 m² terrace, partly facing southwest, ideal for enjoying the outdoors. On the night side, you will discover a large master suite of 13.5 m², with an adjoining bathroom including a shower, as well as a custom-made dressing room of 4.5 m². A true cocoon, designed for comfort and functionality. High-end services: – Reversible air conditioning, – Individual heating and hot water, – Double glazing, – Electric roller shutters and blinds, – Secure and quiet residence with elevator, – Private cellar, – Bourgeois building recently renovated (1972). The apartment is in brand new condition, ready to move into without any renovations. A rare and prestigious address in Royan, discover it without delay.

Fees and charges :