

## Price on request

### Contact agency

Ingrid Crabouiller

183 avenue de Pontaillac

17200 ROYAN

+33 (0)5 46 02 00 11 /

agenceingridcrabouiller@gmail.com

### For sale apartment

2 rooms

Surface : 41 m<sup>2</sup>

Exposition : Ouest

View : Citadine

Hot water : Individuelle électrique

Inner condition : GOOD

Standing : bourgeois

Building condition : GOOD

### Features :

double glazing, gated, CALM, residential,  
POOL

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

1 cellar



## Apartment 403 Royan

ROYAN - PONTAILLAC Located in the sought-after Pontaillac area of Royan, we invite you to visit this 41 m<sup>2</sup> apartment. Situated on the first floor of a two-story building, this west-facing property promises plenty of natural light throughout the day. It features one bedroom, a bathroom, a separate toilet, a cozy living room, and an independent, fully equipped kitchen. The benefits of this apartment don't stop there, as it also includes a 13 m<sup>2</sup> terrace, a parking space, and a cellar. Part of a secure and peaceful condominium, this apartment also offers access to a swimming pool.

### Fees and charges :

Annual current expenses 1 560 €

Well condominium

Document non contractuel

