

**194 500 €**

**Contact agency**

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**For sale apartment**

**3 rooms**

**Surface : 48 m²**

**Year of construction : 1964**

**Exposition : Ouest**

**View : Jardin**

**Hot water : Individuelle électrique**

**Inner condition : a refresh**

**Standing : prestige**

**Building condition : GOOD**

**Features :**

electric shutters

2 bedroom

1 terrace

1 shower

1 WC

1 cellar

**Energy class (dpe) : G**

**Emission of greenhouse gases (ges) : C**

Document non contractuel



## Apartment 354 Royan

**ROYAN - NEAR BEACHES** This charming 49 m² apartment is located in the sought-after area between Pontailiac and Le Pigeonnier in Royan. It is ideally situated on the ground floor of a listed building built in the 1960s, renowned for its distinctive architecture. The property offers an atypical living environment with an internal layout that includes a living room with a fireplace, opening onto a terrace giving access to a pleasant garden with stone garden furniture and barbecue. It's just the perfect place to enjoy sunny days. Its layout also includes a fully equipped independent kitchen, in addition to two spacious bedrooms, a bathroom and a toilet, for maximum comfort. In addition to these services, the apartment has a private cellar. Although the interior requires updating, it retains its authentic, mid-century charm. A west-facing exposure provides ample light inside. The building is in good condition. This is an opportunity to be seized without further delay.

**Fees and charges :**

Annual current expenses 336 €

Well condominium

6 lots in the condominium 194 500 € agency fees 4,88% à the responsibility of the buyer included

