

## Price on request

**Contact agency**

**Ingrid Crabouiller**

183 avenue de Pontailac

17200 ROYAN

+33 (0)5 46 02 00 11 /

agenceingridcrabouiller@gmail.com

### For sale apartment

**3 rooms**

**Surface : 58 m²**

**Surface of the living : 19 m²**

**Year of construction : 1970**

**Exposition : Sud ouest**

**View : Jardin**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Standing : residential**

**Building condition : Cleaning is**

### Features :

lift, double glazing, gated, CALM, residential, POOL

2 bedroom

1 terrace

1 shower

1 WC

1 parking

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel



## Apartment 399 Royan

ROYAN - PONTAILLAC: Just 100 meters from Pontailac beach, you'll find an apartment nestled within a secure residence featuring a swimming pool. Let yourself be charmed by its well-kept garden, which adds undeniable appeal to the setting. Covering 59 m², this apartment enjoys a southwest-facing orientation and includes a 7 m² terrace, perfect for relaxing. The layout includes a welcoming entrance, two comfortable bedrooms, a functional shower room, a separate toilet, a bright living room opening onto the terrace, and a fully equipped kitchen. This property also comes with an underground parking space and a cellar, valuable assets for your storage and parking needs. Its ideal location makes this apartment a true peaceful retreat, blending comfort, convenience, and an attractive living environment. A rare find on the market—don't miss out.

**Fees and charges :**

Annual current expenses 2 200 €

Well condominium

