

1 456 000 €

Contact agency

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For sale apartment

5 rooms

Surface : 169 m<sup>2</sup>

Surface of the living : 36 m<sup>2</sup>

Year of construction : 1976

Exposition : Sud ouest

View : Panoramique

Hot water : Individuelle

Inner condition : GOOD

Building condition : GOOD

Features :

lift, double glazing, gated, residential,  
electric shutters

3 bedroom

3 terraces

2 bathrooms

3 WC

2 garage

1 cellar

Energy class (dpe) : B

Emission of greenhouse gases (ges) : C

Document non contractuel



## Apartment 117 Royan

EXCEPTIONAL - ROYAN - CITY CENTER - PANORAMIC VIEW Beautiful renovated apartment of 170 m<sup>2</sup> approx. with panoramic terrace of 160 m<sup>2</sup> offering a magnificent view of the sea and the city. It consists of an entrance, living room, 37 m<sup>2</sup> crossing living room opening onto the terraces, semi-open fitted kitchen and its back kitchen, a 45 m<sup>2</sup> crossing master suite and its bathroom with shower and toilet. Two garages in the basement and a cellar complete this exceptional property

Fees and charges :

Annual current expenses 3 500 €

Well condominium

77 lots in the condominium 1 456 000 € agency fees 3,85% à the responsibility of the buyer included

