

477 000 €

Contact agency

Ingrid Crabouiller

183 avenue de Pontailac

17200 ROYAN

+33 (0)5 46 02 00 11 /

agenceingridcrabouiller@gmail.com

For sale apartment

4 rooms

Surface : 135 m²

Surface of the living : 23 m²

Year of construction : 1920

View : Dégagée

Hot water : Individuelle électrique

Inner condition : GOOD

Standing : bourgeois

Building condition : GOOD

Features :

double glazing, CALM, residential

3 bedroom

1 terrace

3 showers

3 WC

2 cellars

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel



## Apartment 350 Saint-Georges-de-Didonne

Saint-Georges-de-Didonne - Charming Apartment in a 1950s Royan Residence  
Your IMMOCEAN by INGRID CRABOUILLER agency presents this superb, characterful apartment ideally located in Saint-Georges-de-Didonne, just a stone's throw from the Reserve and the park. Nestled on the first floor of a 1950s Royan-style residence, this 135 m² apartment will charm you with its generous space, its brightness, and its preserved charm. Upon entering, you'll be greeted by a light-filled living room, perfect for socializing, and extended by a balcony offering a pleasant view of the lush surroundings. The functional, bright, and equipped kitchen completes this welcoming living space. The apartment features three bedrooms, each with its own private bathroom, providing comfort and privacy for each occupant. An office, ideal for remote working or leisure activities, completes the layout of the rooms. The electric heating system ensures year-round thermal comfort. Additionally, you'll benefit from two basement cellars, offering valuable storage space. With its large windows, high ceilings, and timeless style, this apartment combines 1950s charm with a modern and functional layout. A rare opportunity in Saint-Georges-de-Didonne, close to amenities and Grande Conche beach. A visit is essential to discover this exceptional property!

