



357 000 €

**Contact agency**

**Ingrid Crabouiller**

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**For sale apartment**

**2 rooms**

**Surface : 52 m²**

**Year of construction :** 1990

**Exposition :** Sud ouest

**View :** Dégagée

**Hot water :** Individuelle électrique

**Inner condition :** GOOD

**Standing :** residential

**Building condition :** Cleaning is

**Features :**

lift, double glazing, gated, CALM, residential

1 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 parking

1 cellar

**Energy class (dpe) :** D

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

Document non contractuel

17/07/2024 - Prix T.T.C

**Apartment 249 Royan**

ROYAN - PONTAILLAC 52 m² apartment located in a luxury residence with swimming pool, just 600 m from the magnificent Pontailiac beach. It offers an entrance with cupboard, a bright living room opening onto a south-west facing terrace, a separate fitted kitchen, a spacious bedroom, a bathroom and separate toilets. Cellar, station and private parking. Ideally located, this apartment is perfect for both a primary and secondary residence. Secure residence with digital code and intercom surrounded by always very well maintained green spaces.

**Fees and charges :**

357 000 € agency fees 4,76% à the responsibility of the buyer included