

294 000 €

Contact agency

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For sale apartment

3 rooms

Surface : 58 m<sup>2</sup>

Surface of the living : 23 m<sup>2</sup>

Year of construction : 1957

Exposition : Sud

View : Dégagée

Hot water : Individuelle électrique

Inner condition : GOOD

Building condition : GOOD

Features :

double glazing, electric shutters

2 bedroom

1 shower

1 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E



## Apartment 312 Royan

ROYAN - CITY CENTER - NEAR BEACH Located on the 1st floor of a small 2-storey condominium comprising 3 apartments, this charming apartment of approximately 59 m<sup>2</sup> offers a comfortable and practical living environment in the heart of the city. The entrance leads you to a spacious and very bright living room, due to its large south-facing bay window, ideal for a friendly living space, an equipped American kitchen open to the living room, two bedrooms, a functional shower room and a separate toilet. It has a garage for parking with complete peace of mind as well as a storeroom for storage. With its exceptional brightness and its privileged location, this apartment is a real favorite.

Fees and charges :

Annual current expenses 130 €

Well condominium

6 lots in the condominium 294 000 € agency fees 4,76% à the responsibility of the buyer included

Document non contractuel

