

335 000 €

Contact agency

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For sale apartment

3 rooms

Surface : 81 m<sup>2</sup>

Surface of the living : 26 m<sup>2</sup>

Year of construction : 1937

Hot water : Individuelle électrique

Inner condition : GOOD

Standing : bourgeois

Building condition : GOOD

Features :

double glazing, CALM

2 bedroom

1 terrace

1 bathroom

1 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel



## Apartment 239 Royan

PONTAILLAC - CHARMING T3 Located on the first floor of a charming building dating from 1937, this recently renovated one-bedroom apartment is located in the heart of the popular Pontailiac district in Royan. It offers an exceptional living environment, combining the charm of the old with the modernity of recent developments. As soon as you enter, you will be seduced by the brightness and careful layout of this apartment. The independent kitchen, fully equipped and modern, ideal for preparing delicious meals in a friendly atmosphere, opens onto a staircase giving access to a private terrace located in the garden, a true haven of peace for your moments of relaxation. The living room, spacious and welcoming, benefits from a warm and comfortable atmosphere. This property has two comfortable bedrooms, perfect for welcoming family and friends. An elegant bathroom and a separate toilet complete this cocoon of well-being. The building, which has only two apartments, ensures an intimate and peaceful atmosphere. You will enjoy the tranquility and charm of the neighborhood while being close to the amenities and renowned beaches of Royan. A real gem for lovers of places of character and serenity.

Fees and charges :

Annual current expenses 150 €

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