

273 000 €

For sale apartment

2 rooms

Surface : 32 m<sup>2</sup>

Surface of the living : 19 m<sup>2</sup>

Exposition : Sud

View : Jardin

Hot water : Individuelle électrique

Inner condition : Good

Building condition : Good

Features :

Double Glazing, Calm

1 bedroom

1 terrace

1 shower

1 WC

1 garage

1 parking

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

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08/09/2024 - Prix T.T.C



### Apartment 246 Royan

ROYAN - NOTRE DAME DISTRICT - 300 M FROM THE CITY CENTER Close to the city center, this 32.95 m<sup>2</sup> apartment, located on the 1st and top floor of a small condominium, has been completely renovated to offer a modern and comfortable living environment. The rooms are well arranged with a bright living room opening onto a south-facing terrace, an open fitted kitchen, a bedroom with cupboard, a bathroom and toilet. Garage and parking space complete the property. Close to all amenities, this property is perfect for a first purchase or a rental investment.

Fees and charges :

Annual current expenses 179 €

Well condominium

4 lots in the condominium 273 000 € agency fees 4,76% à the responsibility of the buyer included



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