

**197 400 €**

**For sale apartment**

**2 rooms**

**Surface : 41 m<sup>2</sup>**

**Surface of the living : 16 m<sup>2</sup>**

**Year of construction : 1980**

**Exposition : Nord est**

**View : Citadine**

**Hot water : Individuelle gaz**

**Inner condition : Good**

**Features :**

Double Glazing, Residential

1 bedroom

1 terrace

1 shower

1 WC

1 parking

**Energy class (dpe) : E**

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

Document non contractuel

17/09/2024 - Prix T.T.C



### Apartment 270 Royan

For sale: 41 m<sup>2</sup> one-bedroom apartment with balcony and parking space in the city center. Located on the 2nd floor of a building without a lift, this 41 m<sup>2</sup> one-bedroom apartment offers you an ideal living environment in the heart of the city centre. It has a bright living room opening onto a balcony, a comfortable bedroom, a fitted kitchen and a functional bathroom. An additional advantage: a private parking space, rare in the city centre! You will enjoy an exceptional location in the immediate vicinity of shops, restaurants and public transport. This property is perfect for a first purchase or a rental investment.

**Fees and charges :**

Annual current expenses 480 €

Well condominium

197 400 € agency fees 3,75% à the responsibility of the buyer included



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