



*Ingrid Crabouiller*  
PATRIMOINE & IMMOBILIER

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www.agenceimmocean.com

730 000 €

For sale apartment

3 rooms

Surface : 90 m<sup>2</sup>

Surface of the living : 36 m<sup>2</sup>

Year of construction : 1950

Exposition : Sud ouest

View : Mer

Hot water : Individuelle gaz

Inner condition : Good

Standing : Bourgeois

Building condition : Good

Features :

Double Glazing, Residential, Electric blinds,  
Electric shutters

2 bedroom

2 terraces

1 shower

1 WC

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

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19/09/2024 - Prix T.T.C



### Apartment 265 Royan

In the heart of the popular Pontailac district, in Royan, a magnificent T3 apartment awaits you. With a comfortable surface area of 90 m<sup>2</sup> and benefiting from exceptional brightness thanks to its south-west exposure, this property is located on the top floor of a bourgeois building from the 1950s. This apartment consists of a spacious living room of 36 m<sup>2</sup> offering a breathtaking view of the sea, two bedrooms, a fitted American kitchen, a modern shower room and a toilet. A generously sized terrace of 32 m<sup>2</sup> will allow you to fully enjoy the sunny days. Possibility of acquiring a garage and cellar for €30,000.

Fees and charges :

Annual current expenses 300 €

Well condominium

2 lots in the condominium 730 000 € agency fees 4,11% à the responsibility of the buyer included



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