



*Ingrid Crabouiller*  
PATRIMOINE & IMMOBILIER

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www.agenceimmocean.com

360 000 €

For sale apartment

5 rooms

Surface : 103 m²

Year of construction : 1960

View : Citadine

Hot water : Collective

Inner condition : A moderniser

Features :

Secured residence, Electric shutters

3 bedroom

1 shower

1 WC

1 cellar



### Apartment 264 Royan

Royan 17200 - Hyper Centre, Spacious Apartment 200 m from the Beach Located in the heart of Royan, on Place Charles de Gaulle, this spacious and bright 103m² apartment is on the second floor of a building without a lift, offering a pleasant view of the lively square. Just 200 meters from the beach, this location is ideal for fully enjoying the city center. The apartment includes an entrance hall with cupboards, a fitted kitchen opening onto a beautiful living room, perfect for your moments of conviviality. Three large bedrooms, each with built-in cupboards, offer all the space necessary for a comfortable life. A modern shower room and separate toilets complete the set. A basement cellar adds additional storage space, convenient for storing your belongings. With the central market and the beach within walking distance, this apartment represents a rare opportunity in the hyper center, although some modernization work is required to bring it up to date.

Fees and charges :

Annual current expenses 1 200 €

Well condominium

12 lots in the condominium 360 000 € fees included

Document non contractuel

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



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