

**374 400 €**

**For sale apartment**

**4 rooms**

**Surface : 84 m<sup>2</sup>**

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

**Hot water : Individuelle gaz**

**Inner condition : Excellent**

**Building condition : Good**

**Features :**

Double Glazing, Residential, Electric shutters

2 bedroom

1 terrace

1 bathroom

2 WC

1 parking

**Energy class (dpe) : E**

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

Document non contractuel

19/05/2024 - Prix T.T.C



### Apartment 218 Royan

**DOWNTOWN ROYAN - T4 DUPLEX WITH OFFICE** Superb light for this apartment located in the city center of Royan. In a small condominium made up of only 2 lots (a shop and an apartment), it is located on the first floor with a beautiful terrace and includes an entrance with WC, an independent and equipped kitchen, upstairs two beautiful bedrooms, an office and a bathroom with WC; the courtyard with a car space is for private use of the apartment. Absolutely worth visiting.

**Fees and charges :**

Well condominium

3 lots in the condominium 374 400 € agency fees 3,85% à the responsibility of the buyer included



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Code NAF 6619B - SIRET FR78912455276 - Garantie financière : AIG RD01724320D - Document non contractuel