

**514 800 €**

**For sale apartment**

**4 rooms**

**Surface : 97 m²**

**Surface of the living : 29 m²**

**Hot water : Individuelle électrique**

**Inner condition : Good**

**Features :**

lift, Double Glazing, Secured residence,  
Calm, Porte blindée, Residential, Electric  
blinds, Electric shutters, POOL, Parking  
visiteurs

3 bedroom

2 terraces

1 bathroom

1 shower

1 WC

1 garage

1 parking

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

10/05/2024 - Prix T.T.C



### Apartment 144 Royan

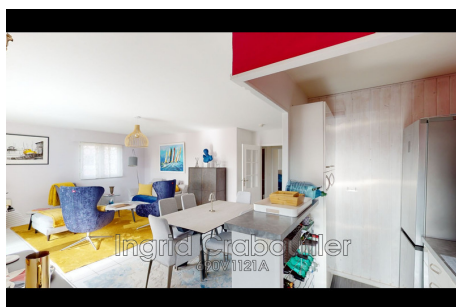
**PONTAILLAC - T4 WITH SWIMMING POOL** To enter, apartment located on the 1st floor of a superb residence with swimming pool, elevator and parking spaces. It includes an entrance hall serving 3 bedrooms, one of which has a bathroom, a living room opening onto a covered balcony, a fully equipped and fitted open kitchen, a bathroom and WC; a garage, a parking space and a cellar complete this property.

**Fees and charges :**

Annual current expenses 2 400 €

Well condominium

107 lots in the condominium 514 800 € agency fees 3,85% à the responsibility of the buyer included



**Ingrid Crabouiller** - 183 avenue de Pontailiac - 17200 ROYAN

Tél: 05 46 02 00 11 - Fax: 05 46 02 09 19 - agenceingridcrabouiller@gmail.com

Carte professionnelle n°CPI 17012022000000006 La Rochelle - RCS Saintes 912455276

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