



Ingrid Crabouiller
PATRIMOINE & IMMOBILIER

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www.agenceimmocean.com

Price on request

For sale apartment

2 rooms

Surface : 32 m²

Surface of the living : 19 m²

Exposition : Sud

View : Jardin

Hot water : Individuelle électrique

Inner condition : Good

Building condition : Good

Features :

Double Glazing, Calm

1 bedroom

1 terrace

1 shower

1 WC

1 garage

1 parking

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

07/12/2025 - Prix T.T.C



Apartment 246 Royan

ROYAN - NOTRE DAME NEIGHBORHOOD - CLOSE TO TOWN CENTER In the Notre Dame neighborhood of Royan, just 300 meters from the heart of the city, this renovated apartment offers a contemporary, welcoming, and very cozy living space. Occupying 32.95 m², it is located on the first and top floor of a small condominium. Thoughtfully laid out, it features a bright living room of 19 m² with a peaceful view of the garden and access to a south-facing terrace. The open kitchen is fully equipped. The apartment also includes a bedroom with a built-in closet, a modern bathroom, and a separate toilet. With double glazing ensuring maximum tranquility, this property is perfect for a first-time purchase or as a rental investment. For added convenience, it comes with a large garage and a parking space.

Fees and charges :

Annual current expenses 304 €

Well condominium

4 lots in the condominium



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