



Ingrid Crabouiller
PATRIMOINE & IMMOBILIER

☎ 05 46 02 00 11

✉ immobilier@ingridcrabouiller.com

www.agenceimmocean.com

Price on request

For sale apartment

3 rooms

Surface : 84 m²

Surface of the living : 36 m²

View : Citadine

Hot water : Individuelle gaz

Inner condition : Good

Building condition : Good

Features :

Double Glazing, Electric shutters

2 bedroom

1 bathroom

1 WC

Energy class (dpe) : E

Emission of greenhouse gases (ges) : E

Document non contractuel

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



Apartment 366 Royan

ROYAN - CITY CENTER Immerse yourself in the heart of Royan with this bright 84.78 m² apartment. Located on the 2nd floor of a building without an elevator, it will charm you with its generous space and lively surroundings. This property features a spacious 36 m² living room, flooded with light thanks to large windows that open onto a small balcony. This outdoor space is perfect for enjoying the vibrant city life every day while maintaining the tranquility of your private retreat, thanks to its double-glazed windows. The separate kitchen is fully equipped and perfectly complements the rest of the apartment. You will also have two bedrooms and a bathroom to unwind after a long day. The toilets are separate for added privacy, and a storage room completes the layout for convenient storage. The apartment benefits from individual hot water heating by gas, as well as city gas heating, and is in excellent condition. One of the highlights of this property is undoubtedly the double glazing on the windows and the electric roller shutters, which provide excellent insulation. The combination of an attractive location, appealing interior features, and a vibrant neighborhood are the key strengths of this real estate offer.



Ingrid Crabouiller - 183 avenue de Pontailac, 17200 ROYAN

+33 (0)5 46 02 00 11 - agenceingridcrabouiller@gmail.com - www.agenceimmocean.com

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