



*Ingrid Crabouiller*  
PATRIMOINE & IMMOBILIER

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www.agenceimmocean.com

226 000 €

For sale apartment

3 rooms

Surface : 54 m²

Surface of the living : 21 m²

Year of construction : 2004

View : Jardin

Hot water : Individuelle électrique

Inner condition : Good

Standing : Residential

Building condition : Good

Features :

Double Glazing, Secured residence, Calm,  
Residential, POOL

2 bedroom

1 terrace

1 shower

1 WC

1 parking

Energy class (dpe) : E

Emission of greenhouse gases (ges) : C

Document non contractuel

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



### Apartment 148 Royan

ROYAN - QUIET AREA Beautiful, very cozy apartment of 54 m² in perfect condition located in a secure residence with park and swimming pool. It has a beautiful living room with equipped American kitchen, opening onto a terrace, two bedrooms, a bathroom, separate toilet, pantry. Private parking in the basement and a large bicycle storage room complete this property.

Fees and charges :

Annual current expenses 1 440 €

Well condominium

87 lots in the condominium 226 000 € agency fees 4,87% à the responsibility of the buyer included



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