



## listing



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 324,654.71

#### Location

Pays:	Espagne
Soumis:	03/05/2025

#### Description:

For Sale: Seaside Apartment in ROYAN, France — with Garden, Terrace & Private Rooftop Solarium!

Price: €280,000 (includes underground garage and private rooftop solarium)

Move-in ready!

Charming 1-bedroom apartment on the ground floor with a private garden, terrace, and a spacious 32.5 m<sup>2</sup> rooftop solarium — located in the heart of the coastal town of Royan, just a 10-minute walk from the beach!

Property Details:



Ground floor (accessible for people with reduced mobility)

Living area: 42 m<sup>2</sup>

Bright living room with open kitchen: 23.28 m<sup>2</sup>

Bedroom with direct garden access: 10.41 m<sup>2</sup>

Bathroom with toilet: 5.38 m<sup>2</sup>

Storage room: 2.65 m<sup>2</sup>

Terrace + garden: 26.92 m<sup>2</sup>

Private rooftop solarium (with water & electricity): 32.5 m<sup>2</sup>

Underground garage (automatic gate): 26.92 m<sup>2</sup>

Highlights:

Private rooftop solarium perfect for yoga, BBQ, gardening, relaxing or sunbathing

South-facing, very sunny

Electric shutters

Video intercom, internet

Communal bike and bin storage

Quiet residential building with professional maintenance

New elevator

Prime Location:

Shops, pharmacies, medical labs nearby

Market, beach, swimming pool — just 10 minutes on foot

Bus stop — 5 minutes away

Thalasso center, marina, parks all within walking distance



Additional Info:

Annual service charges: €1,307

Property tax: €1,200/year

Perfect for full-time living, a holiday home, or rental investment with tax benefits!

Get in touch via private message or call to schedule a viewing.

## **Commun**

Chambres:	2
Salle de bains:	1
Pied carré fini:	41 m <sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: FROYAN-V13-LK

