



## Exceptional apartment with terrace in the heart of Royan



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 962,260.24

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Royan
Irányítószám:	17200
Feladta:	2026. 03. 09.

### Leírás:

Sélection Habitat presents this rare and charming property, located on the 5th floor of a secure, high-end residence with elevator, just 150 meters from the Central Market and downtown shops, and only 750 meters from the Grande Conche beach. Spanning 110 sqm, this bright, airy apartment enjoys natural light throughout and boasts stunning views over Royan's rooftops, the Notre-Dame church, the Central Market, with a beautiful glimpse of the ocean. Upon entering, a hallway with built-in storage leads to a spacious, welcoming living room of over 40 sqm, featuring a seamlessly integrated semi-open kitchen. This lovely living space extends onto a magnificent 55 sqm southwest-facing terrace—perfect for al fresco dining, relaxing in the sun, or soaking in spectacular sunsets over the sea. The apartment offers three bedrooms, each with built-in wardrobes and direct access to the terrace, creating a seamless indoor-outdoor flow that enhances everyday living. Two modern bathrooms complete the layout: one with a walk-in shower, double sink vanity, and heated towel rail the other also with a walk-in shower, single sink, and heated towel rail. The separate toilet includes its own hand basin. The apartment also comes with a cellar equipped with electricity (lighting and outlets), and a large enclosed garage spacious enough for a car and multiple two-wheelers, plus generous storage space. The garage is wired to accommodate the installation of an electric or hybrid vehicle charging station. Whether you're looking for a comfortable main residence or a stylish holiday retreat, this bright apartment, ideally located in the heart of Royan, combines all the rare qualities of an exceptional home — a viewing is highly recommended without delay.

### Gyakori

Hálószobák:	3
Kész négyzetméter:	110 nm



Floor Number: 5

## Room details

Total rooms: 4

Indoor Features: Fitted kitchen

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 135

## Building details

Parking: Yes

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/TXNV-T29396/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T29396/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 989A4BE1D3094320

