



## listing



### Agent Info

Name: Vatsal Trivedi  
Email: [info@overseaspropertyforum.com](mailto:info@overseaspropertyforum.com)  
Company Name: Overseas Property Forum  
Country: United Kingdom  
Experience since: 2008  
Service Type: Selling a Property, Buying a Property  
Specialties: Buyer's Agent, Listing Agent, Relocation, Foreclosure, Short-Sale, Consulting, Other  
Property Type: Apartments, Houses, Commercial Property, Land lot, Agriculture, Other  
Phone: +44 (330) 057-5990  
Languages: English  
Website: <https://www.overseaspropertyforum.com>

### Listing details

Property for: Sale  
Price: USD 325,823.64

### Location

Country: Spain  
Posted: May 03, 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.

## **Common**

Bedrooms:	2
Bathrooms:	1
Finished sq. ft.:	41 sq m

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: FROYAN-V13-LK

