



## listing



### Информация об агенте

Название:	Greg Smith
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Название компании:	Overseas Property Listings
Страна:	Великобритания
Experience since:	2008
Тип услуг:	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
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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 328,576.67

### Местоположение

Страна:	Испания
Добавлено:	20.04.2026

Описание:

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.

## Общие

Спальни:	2
Ванные комнаты:	1
Готовые кв.м.:	41 кв м

## Lease terms

Date Available:

## Contact information

IMLIX ID: FROYAN-V13-LK

