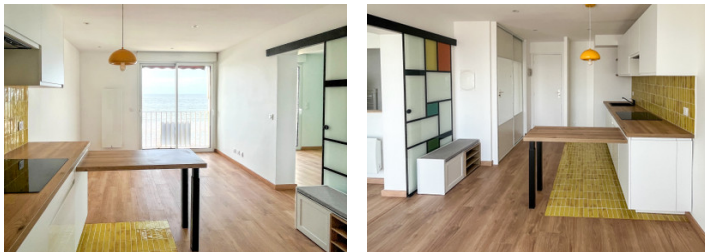


Stunning views of the Atlantic coast! Recently renovated apartment in the popular seaside resort of Royan



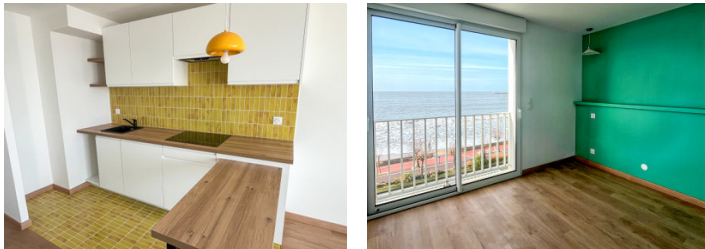
INFORMATION

Town:	Royan
Department:	Charente-Maritime
Bed:	1
Bath:	1
Floor:	36 m2
Plot Size:	0 m2

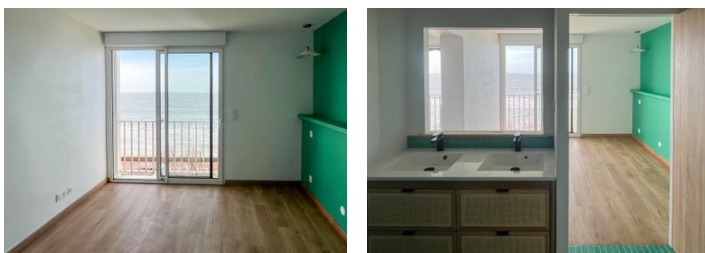


IN BRIEF

Set in one of Royan's most sought-after locations, this beautifully renovated apartment offers a unique living experience overlooking the Atlantic Ocean. Located within an elegant residence, it enjoys uninterrupted open views across the horizon.

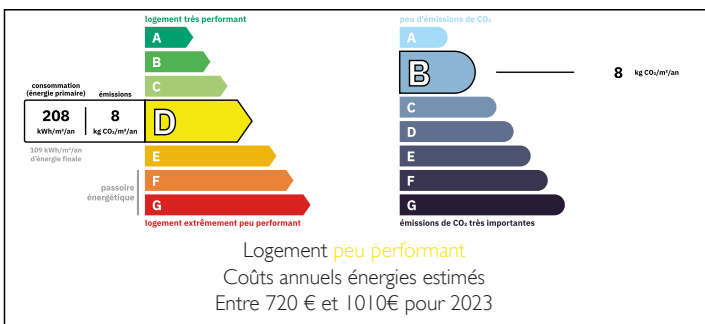


Covering 36m² and thoughtfully laid out, the apartment features a bright living area combining a stylish open-plan kitchen and lounge, fully opened to the seafront through a large picture window.



The sleeping area includes a comfortable bedroom with built-in storage, a sleek modern shower room and separate toilet facilities, all filled with natural light and enhanced by the ocean backdrop.

ENERGY - DPE



Perfect as a charming seaside retreat or a high-quality investment opportunity, this rare property offers an exceptional coastal lifestyle in a prestigious address.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

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Perfect as a charming seaside retreat or a high-quality investment opportunity, this rare property offers an exceptional coastal lifestyle in a prestigious address.

A discreet gem in a prime waterfront location.

The property comprises 2 lots in a property of 80 lots, with no ongoing legal proceedings. Average monthly charges: €80 (€960 annually).

Co-owned building of 80 units
Provisional annual charges: 960€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES