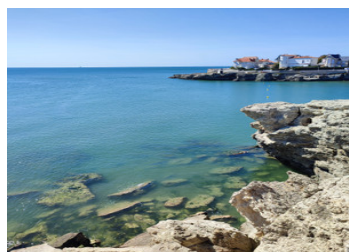


New 3-room apartment near ROYAN, beaches and shops.



## INFORMATION

Town:	Saint-Georges-de-Didonne
Department:	Charente-Maritime
Bed:	2
Bath:	1
Floor:	59 m2
Outside Space:	89 m2

## IN BRIEF

LEGGETT IMMOBILIER INTERNATIONAL proposes you in a residence of only 10 apartments, this 3-room apartment of 58 m2 with balcony. Like a jewel box, this small building gives you the feeling of living in a house, while enjoying the simplicity of an apartment. In a spirit of conviviality, the living rooms open onto small gardens, loggias or terraces to enjoy all year round. The large bay windows contribute to the luminosity that bathes the interiors and offer unobstructed views of a soothing setting;

## ENERGY - DPE



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

### AREA

ENTRANCE-LIVING ROOM KITCHEN 26,17 m2

LANDING 2,63 m2

WC 1 m2

BEDROOM 1 12,78 m2

BEDROOM 2 11,63 m2

BATHROOM 4,62 m2

BALCONY 6,89 m2

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

## NOTES