



## 255 m<sup>2</sup> + grand terrain : une maison familiale à fort potentiel à 20 min des plages



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 286,643.33

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Nieulle-sur-Seudre
Ταχυδρομικός κωδικός:	17600
Δημοσιεύθηκε:	13/01/2026

Περιγραφή:

Complete file and virtual tour available after phone conversation.

In Nieulle-sur-Seudre, just 20 minutes from Royan and the beaches, discover this 255 m<sup>2</sup> family home, set on 2,532 m<sup>2</sup> of wooded land, offering a quiet living environment between countryside and ocean.

The house offers beautiful volumes with several living areas, a living room, a dining room, an independent kitchen, as well as 4 bedrooms, 2 bathrooms, 2 toilets and plenty of storage.

Built on the basement, it has 2 garages of about 40 m<sup>2</sup>, a workshop, a summer kitchen, a cellar and several parking lots, offering a strong potential for development or exploitation.

- Ideal large family, multi-generational project or residence with independent spaces
- Work to be planned to reveal all the potential

Outside, the large wooded lot allows you to fully enjoy a peaceful environment with many possibilities for development.

Anne-Gaëlle's opinion: This property offers real potential for transformation. The volumes and the land allow to imagine a custom-made life project, whether for a large family or a project with independent



spaces. An interesting opportunity for those who can project themselves.

Κατασκευάστηκε: 1980

## Κοινά

Κρεβατοκάμαρες: 4  
Μπάνια: 2  
Τελειωμένα τετραγωνικά πόδια: 255 τ.μ  
Μέγεθος αυλής: 2532 τ.μ

## Room details

Total rooms: 9

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 282

## Building details

Parking: Ναί

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/AGHX-T697927/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T697927/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1572933

