



## Maison contemporaine avec vue estuaire – Emplacement privilégié à Meschers-sur-Gironde



### 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 688,837.51 |

### Τοποθεσία

|                        |                      |
|------------------------|----------------------|
| Χώρα:                  | France               |
| Νομός/Περιοχή/Επαρχία: | Nouvelle-Aquitaine   |
| Πόλη:                  | Meschers-sur-Gironde |
| Ταχυδρομικός κωδικός:  | 17132                |
| Δημοσιεύθηκε:          | 03/04/2026           |

#### Περιγραφή:

Located on the heights of Meschers, just steps from the cliffs and caves, this recent 2018 home offers a living environment combining modern comfort, brightness, and a sought-after setting.

With a living area of 119 sqm, it is arranged over two levels:

- Ground floor: entrance, 2 bedrooms, shower room, WC, utility room, and garage.
- Garden level: bright living room with open-plan kitchen, 1 bedroom with dressing room, WC, shower room, and covered terrace.

The living area, widely open to the outdoors, enjoys an unobstructed view over the estuary.

A pleasant and well-designed outdoor space: set on a 650 sqm plot, the property features a lawned garden, a south-facing terrace, estuary views, dual access (top and bottom of the plot), a secure parking area of approximately 40 sqm, and a private driveway.

Quality features: underfloor heating with heat pump, air conditioning, electric shutters.

Immediate proximity to shops, port, and beaches. Available end of September 2026.

Κατασκευάστηκε: 2018



## Κοινά

|                               |         |
|-------------------------------|---------|
| Κρεβατοκάμαρες:               | 3       |
| Μπάνια:                       | 2       |
| Τελειωμένα τετραγωνικά πόδια: | 119 τ.μ |
| Μέγεθος αυλής:                | 650 τ.μ |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 5 |
|--------------|---|

## Energy efficiency

|  |    |
|--|----|
| Energy Use (kWh/m <sup>2</sup> /year): | 56 |
|--|----|

## Building details

|          |     |
|----------|-----|
| Parking: | Ναί |
|----------|-----|

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

|       |   |
|-------|---|
| Link: | <a href="http://www.arkadia.com/AGHX-T722697/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/AGHX-T722697/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a> |
|-------|---|

## Contact information

|           |         |
|-----------|---------|
| IMLIX ID: | 1626127 |
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