



## Character property with beautiful garden - 20 minutes from the coast



### 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:	EUR 474,000

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Meursac
Ταχυδρομικός κωδικός:	17120
Δημοσιεύθηκε:	13/04/2026

### Περιγραφή:

Offering approximately 280 sqm of living space, this character property immediately stands out for its generous proportions, natural light, and private, unoverlooked setting. Located in Meursac, in a quiet and wooded environment, it provides a peaceful lifestyle while remaining easily accessible—just 10 minutes from Saujon and 20 minutes from Saintes and the coast. The nearby villages of Saint-Romain-de-Benet and Pisany offer all everyday amenities. Set on a plot of around 2,500 sqm, the property enjoys a landscaped garden with mature trees and a variety of planting, creating a green and sheltered outdoor space. The house is well laid out, with a practical and flowing design. The ground floor features an entrance hall, utility room, kitchen, shower room, a particularly bright and spacious living area, and a master suite allowing for single-level living. Upstairs, a second living area of 44 sqm complements four large bedrooms and an additional shower room. A self-contained section of the property, previously and successfully used as a holiday rental, adds real value. It can provide supplementary income or easily be reintegrated into the main house depending on requirements. Several outbuildings complete the property, including a garage, workshop, covered areas, and a wooden bungalow. A versatile property offering multiple possibilities—ideal as a main residence, holiday home, or rental investment—in a sought-after area close to the coast. Early viewing highly recommended.

### Κοινά

Κρεβατοκάμαρες:	6
Μπάνια:	1



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Τελειωμένα τετραγωνικά  
πόδια: 280.4 τ.μ  
Μέγεθος αυλής: 2533 τ.μ

### Room details

Total rooms: 11  
Indoor Features: Fitted kitchen

### Utility details

Heating Fuel: Coal

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 147

### Building details

Parking: Ναί  
Number of Garages: 1  
Αριθμός ορόφων: 1

### Lease terms

Date Available:

### Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/TXNV-T30776/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T30776/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 78886F0D0DF64659

