



## Exceptional 5-bedroom villa in a prime location near the beach



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 1,640,536.35

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Royan
Código postal:	17200
Publicado:	04/04/2026

### Descripción:

Ideally located in one of the most sought-after coastal areas, just a short walk from the vibrant town of Royan, this elegant villa enjoys a privileged setting in a residential area of Pontignac. In just 200 steps, you reach one of the most beautiful bays on the Atlantic coast. This character property exudes a Mediterranean lifestyle and unfolds gracefully over three levels. Its architecture and layout offer exceptional natural light, with a stunning curved living room as its focal point. The villa offers refined and comfortable living, featuring a separate TV lounge, a dining room opening onto an elevated terrace, a recently renovated kitchen, and a study. There are five bedrooms ☑ one with a balcony ☑ along with a stylish family bathroom, toilets on each level, a workshop, and ample storage including a spacious dressing room. Outside, the landscaped garden invites relaxation with multiple seating areas, a summer kitchen, and a beautiful exotic wood terrace. The swimming pool forms the sunlit heart of the property, complemented by private parking within enclosed grounds. A rare opportunity combining location, elegance and lifestyle.

### Común

Dormitorios:	4
Baños:	1
Pies cuadrados terminados:	250 m2
Tamaño del lote:	237 m2



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## Room details

Total rooms: 10  
Indoor Features: Fitted kitchen

## Utility details

Heating Fuel: Gas

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 142

## Building details

Outdoor Amenities: Pool  
Número de plantas: 2

## Lease terms

Date Available:

## Información adicional

URL sitio web: [http://www.arkadia.com/TXNV-T30494/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T30494/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 217EE77C4FD044B9

