



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



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 1,640,536.35

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Royan
Irányítószám:	17200
Feladta:	2026. 04. 04.

#### Leírás:

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.

### Gyakori

Hálósobák:	4
Fürdőszobák:	1
Kész négyzetméter:	250 nm
Telekméret:	237 nm

### Room details



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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  
Emeletek száma: 2

### Lease terms

Date Available:

### További információ

Weboldal URL: [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

