



## House 82 m2 on land of 1101 m2 17132 Meschers/Gironde



### Informazioni sull'Agente

Nome: ArKadia  
Nome della ditta:  
Nazione: United Kingdom  
Telefono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per: Saldi  
Prezzo: USD 443,578.5

### Posizione

Nazione: France  
Stato / Regione / Provincia: Nouvelle-Aquitaine  
Città: Meschers-sur-Gironde  
Cap: 17132  
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### Descrizione:

Charente-maritime, near Royan in Meschers sur Gironde, sell 4 bedroom house, usable surface area of 164 m2 on a plot of 1101 m2 with swimming pool and divisible. House close to the city center (about 1.2 kilometers), close to the port and beaches easily accessible on foot or by bike. This house consists of an entrance opening onto a pleasant bright living room with balcony terrace, a separate kitchen, fitted and equipped. The night area is made up of 3 bedrooms, a bathroom and separate toilet. The lower level has a bedroom, a bathroom and toilet, several large spaces with a total surface area of approximately 82 m2 remain to be converted into housing, garage, workshop or other. This property is located in a quiet, wooded and residential area. The five beaches of this typical seaside resort will seduce you, as well as the beautiful cornice overlooking the Gironde estuary for unforgettable walks and sunsets. The large enclosed and wooded garden does not require any development. For a main residence, all shops are open year-round. It is immediately habitable and will suit young retirees or a couple working in the Royanais region. Information on the risks to which this property is exposed is available on the Géorisques website:

### Comune

Camere da letto: 4  
Bagni: 2  
Finito piedi quadrati: 82 mq  
Dimensione del lotto: 1101 mq



## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 245

## Building details

Parking: Sì

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/PFYR-T194191/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T194191/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1688-45-lsvma3550103510

