



## Maison 125 m<sup>2</sup> - Quartier calme à 300 m de la plage



### 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 370,610.76

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Meschers-sur-Gironde
Cap:	17132
Pubblicato:	02/04/2026

### Descrizione:

Just 300 meters from the beach, this traditional 1980s house offers 125 m<sup>2</sup> of living space on a 1000 m<sup>2</sup> plot. Ideally located in a quiet, wooded environment, the house boasts generous volumes and strong renovation potential.

Inside, this three-level home includes on the ground floor: a bright living/dining room with cathedral ceiling (36 m<sup>2</sup>), a fitted kitchen, utility room, two bedrooms, a bathroom and a separate toilet, plus a veranda. Upstairs, there is a mezzanine and an additional bedroom. The basement includes a 20 m<sup>2</sup> workshop and a crawl space accessible from inside the house.

Outside: enclosed garden, covered terrace, swimming pool (6x3 m).

Note: the individual wastewater system needs to be brought up to standard.

This house is pleasant to live in. Its potential is enormous. To renovate to your taste for optimal comfort and enjoy a privileged living environment close to the beach.

Costruito:	1980
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### Comune

Camere da letto:	3
Bagni:	1
Finito piedi quadrati:	125 mq



Dimensione del lotto: 1005 mq

## Room details

Total rooms: 4

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 301

## Building details

Parking: Sì

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/AGHX-T638887/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T638887/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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