



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



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 443,578.5

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Meschers-sur-Gironde
ZIP code: 17132
Posted: Sep 27, 2024

Description:

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:

Common

Bedrooms: 4
Bathrooms: 2
Finished sq. ft.: 82 sq m
Lot Size: 1101 sq m



Energy efficiency

Energy Use (kWh/m²/year): 245

Building details

Parking: Yes

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/PFYR-T194191/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 1688-45-lsvma3550103510

