



## 255 m<sup>2</sup> + grand terrain : une maison familiale à fort potentiel à 20 min des plages



### 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 287,504.58

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Nieulle-sur-Seudre
ZIP code:	17600
Posted:	Jan 13, 2026

### Description:

Complete file and virtual tour available after phone conversation.

In Nieulle-sur-Seudre, just 20 minutes from Royan and the beaches, discover this 255 m<sup>2</sup> family home, set on 2,532 m<sup>2</sup> of wooded land, offering a quiet living environment between countryside and ocean.

The house offers beautiful volumes with several living areas, a living room, a dining room, an independent kitchen, as well as 4 bedrooms, 2 bathrooms, 2 toilets and plenty of storage.

Built on the basement, it has 2 garages of about 40 m<sup>2</sup>, a workshop, a summer kitchen, a cellar and several parking lots, offering a strong potential for development or exploitation.

- Ideal large family, multi-generational project or residence with independent spaces
- Work to be planned to reveal all the potential

Outside, the large wooded lot allows you to fully enjoy a peaceful environment with many possibilities for development.

Anne-Gaëlle's opinion: This property offers real potential for transformation. The volumes and the land allow to imagine a custom-made life project, whether for a large family or a project with independent



spaces. An interesting opportunity for those who can project themselves.

Built: 1980

### Common

Bedrooms: 4  
Bathrooms: 2  
Finished sq. ft.: 255 sq m  
Lot Size: 2532 sq m

### Room details

Total rooms: 9

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 282

### Building details

Parking: Yes

### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/AGHX-T697927/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T697927/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 1572933

