



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



### 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 369,648.75

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Meschers-sur-Gironde  
ZIP code: 17132  
Posted: Apr 02, 2026

### Description:

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.

Built: 1980

### Common

Bedrooms: 3  
Bathrooms: 1  
Finished sq. ft.: 125 sq m



Lot Size: 1005 sq m

### **Room details**

Total rooms: 4

### **Energy efficiency**

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

### **Building details**

Parking: Yes

Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [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**

IMLIX ID: 1289140

