



## Maison familiale avec appartement indépendant et grand terrain constructible



### 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 524,549.18

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Meschers-sur-Gironde  
ZIP code: 17132  
Posted: Apr 10, 2026

### Description:

For Sale – Family Home with Independent Apartment and Large Buildable Plot – Meschers-sur-Gironde

Just 1.2 km from the beaches and 1 km from the center of Meschers-sur-Gironde, discover this traditionally built home in a peaceful, green setting.

Set on a generous 2,730 m<sup>2</sup> wooded plot with a fruit orchard and vegetable garden, this property offers great potential: a buildable parcel for future development, a private and mature garden, and a privileged lifestyle close to amenities (approximately 400 m away).

The main living area, elevated above ground level, features an entrance hall, a bright living-dining room with fireplace opening onto a covered terrace, a separate fitted kitchen, a pantry, three comfortable bedrooms with built-in wardrobes, a shower room, and separate toilets.

On the garden level: a spacious 61 m<sup>2</sup> garage, a cellar, a boiler room, an additional storage room, and a fully independent 54 m<sup>2</sup> apartment with its own entrance. It includes a kitchen with dining area, a living room, two bedrooms, a shower room, and separate toilets. Perfect for hosting family and friends, or for seasonal rental opportunities.

A rare property offering peace, comfort, and development potential in a preserved natural environment.



Built: 1983

### Common

Bedrooms: 5  
Bathrooms: 2  
Finished sq. ft.: 176 sq m  
Lot Size: 2730 sq m

### Room details

Total rooms: 7

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 173

### Building details

Parking: Yes

### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/AGHX-T632383/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T632383/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 1454706

