



Exceptional 5-bedroom villa in a prime location near the beach



Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Детали объявления

Недвижимость:	На продажу
Цена:	USD 1,640,536.35

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Руайан
Почтовый индекс:	17200
Добавлено:	04.04.2026

Описание:

Ideally located in one of the most sought-after coastal areas, just a short walk from the vibrant town of Royan, this elegant villa enjoys a privileged setting in a residential area of Pontignac. In just 200 steps, you reach one of the most beautiful bays on the Atlantic coast. This character property exudes a Mediterranean lifestyle and unfolds gracefully over three levels. Its architecture and layout offer exceptional natural light, with a stunning curved living room as its focal point. The villa offers refined and comfortable living, featuring a separate TV lounge, a dining room opening onto an elevated terrace, a recently renovated kitchen, and a study. There are five bedrooms ☑ one with a balcony ☑ along with a stylish family bathroom, toilets on each level, a workshop, and ample storage including a spacious dressing room. Outside, the landscaped garden invites relaxation with multiple seating areas, a summer kitchen, and a beautiful exotic wood terrace. The swimming pool forms the sunlit heart of the property, complemented by private parking within enclosed grounds. A rare opportunity combining location, elegance and lifestyle.

Общие

Спальни:	4
Ванные комнаты:	1
Готовые кв.м.:	250 кв м
Площадь участка:	237 кв м



Room details

Total rooms: 10
Indoor Features: Fitted kitchen

Utility details

Heating Fuel: Gas

Energy efficiency

Energy Use (kWh/m²/year): 142

Building details

Outdoor Amenities: Pool
Количество этажей: 2

Lease terms

Date Available:

Дополнительная информация

URL вебсайта: http://www.arkadia.com/TXNV-T30494/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 217EE77C4FD044B9

