



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



### Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 1,635,621.95

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Royan
Posta kodu:	17200
Yayınlandı:	04.04.2026

### Açıklama:

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.

### Genel Bilgiler

Yatak odası:	4
Banyo:	1
Bitmiş metrekare:	250 m2
Arazi Büyüklüğü:	237 m2

### Room details



# IMLIX

IMLIX Gayrimenkul Pazarı

<https://www.imlix.com/tr/>

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Total rooms: 10  
Indoor Features: Fitted kitchen

## Utility details

Heating Fuel: Gas

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 142

## Building details

Outdoor Amenities: Pool

Kat Sayısı: 2

## Lease terms

Date Available:

## Ek Bilgiler

Web Sitesi URL'si: [http://www.arkadia.com/TXNV-T30494/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T30494/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 217EE77C4FD044B9

