



## Villa Meschers sur Gironde

### معلومات الوكيل

ArKadia	اسم:
	اسم الشركة:
United Kingdom	بلد:
	هاتف:
Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish	Languages:



### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: EUR 780,000

موقع  
بلد: France  
الدولة / المنطقة / المحافظة: Nouvelle-Aquitaine  
مدينة: Meschers-sur-Gironde  
الرمز البريدي: 17132  
نشر: 11/04/2024  
وصف:

South Charente-Maritime near Royan, in Meschers sur Gironde. A Villa of approximately one hundred and fifty square meters on two levels with a useful surface area of two hundred and forty square meters built on a wooded and flowered plot of approximately one thousand square meters. It consists on the ground floor of an entrance with cupboards, a triple garage with laundry room, another independent garage and a cellar. There is also a studio which can be used for seasonal rental, for family or friends. It is composed of a dressing room, a master suite with a bathroom equipped with a walk-in shower and WC. In the upper part of the house, a landing leads to a large, modern, fitted and equipped dining kitchen, a large, bright living room of around sixty square meters equipped with a wood insert and bay windows. This large living room opens onto a large terrace with a covered area overlooking the swimming pool which is eight meters by four and the south-facing park. For the sleeping area, there are two other master suites equipped with walk-in showers and WC. The house is equipped with double glazing, electric shutters and is connected to fiber. You have a water softener and a motorized gate. The property's park goes around the Villa. It is located in a quiet, residential and not overlooked environment. There is also plenty of room to park vehicles inside and outside on the plot. You will find all the shops, schools and health establishments within three minutes. This property is located five kilometers from Royan, two minutes from the beaches, thirty minutes from Saintes and the motorway. This luxury property will appeal to a working family working in the sector, but will also be suitable for young retirees for a primary or secondary home. To visit quickly.

مشارك  
غرف نوم:

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سوق العقارات IMLIX  
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الحمامات: 3  
تشطيب قدم مربع: 149 م  
حجم كبير: 1000 م

**Energy efficiency**  
Energy Use (kWh/m<sup>2</sup>/year): 206

**Building details**  
Parking: نعم فعلا  
Outdoor Amenities: Pool

**Lease terms**  
Date Available:

**معلومة اضافية**  
رابط الموقع:

[http://www.arkadia.com/PFYR-T180153/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T180153/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

**Contact information**  
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1688-45-oavvi13550101225

