



## Meschers, south Royan, near the beach



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 275,000

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Meschers-sur-Gironde
Código postal:	17132
Publicado:	02/12/2023

### Descripción:

House on two levels, to restore approximately 85 m2 habitable on the first level.

It is composed of 3 bedrooms, a bathroom, a separate toilet, a kitchen and a living room of around 19 m2 with its fireplace.

You access the house through a veranda equipped with air conditioning.

In the basement, you will find three large rooms, including a kitchen area, but also a water point and a toilet. All for an area of approximately 60 m2.

A double garage is present in the inner courtyard.

This house is equipped with solar roller shutters.

A great potential with an ideal location, less than 500 m on foot from the Nonnes beach and about 1.2 km from the town centre.

Ideal young workers for main residence with the possibility of creating housing for rental.

### Común

Dormitorios:	3
Baños:	2
Pies cuadrados terminados:	88 m2
Tamaño del lote:	352 m2

### Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	317
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## **Lease terms**

Date Available:

## **Información adicional**

URL sitio web:

[http://www.arkadia.com/PFYR-T167911/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T167911/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

1688-45-jvyma13430095679

