



## Meschers House 110 m2, South Royan

### اطلاعات مشاور املاک

نام: ArKadia

نام شرکت:

کشور: United Kingdom

تلفن ثابت:

Languages: Dutch, English, French,

German, Italian, Polish,

Portuguese, Romanian,

Russian, Spanish,

Swedish



### توضیحات آگهی

آگهی برای:

فروش

EUR 460,000

قیمت:

### اطلاعات مکانی

کشور:

France

استان:

Nouvelle-Aquitaine

شهر:

Meschers-sur-Gironde

کد پستی:

17132

تاریخ آگهی:

2024/10/16

توضیحات:

Charente Maritime, very close, Meschers Village. All shops with its five beaches, contemporary house in the city center on a pretty garden with trees. Calm and Zen assured, rare and privileged location.

This contemporary house is recent, BBC from 2011 and therefore very well classified (A). We can imagine the very small heating bill, especially since the photovoltaic panels (26m2) provide energy bought at a good price by the electricity supplier. The little ecological and economical touch, which has become very important these days.

It is located in a residential area adjoining a protected area. Very quiet, surrounded by a garden with trees with multiple species (hazelnuts, peach trees, plum trees, fig trees, bamboos, laurels ...) and landscaped with enchanting flower beds, it enjoys the absence of vis-à-vis and a rare calm for a home so close to the city center.

Amenities are within walking distance, as well as the marina and the characteristic cliff with its magnificent view of the estuary bringing together the bay of Talmont and the Cordouan lighthouse. This architect's residence is of ideal dimensions: large living room facing south facing the pretty garden, open kitchen equipped and fitted, bedroom on the ground floor with its shower room and toilet. Upstairs, two bedrooms to receive, a shower room and toilet. Let's not forget the huge garage that could potentially be converted, according to your plans.

If the calm of this little paradise weighs on the owners, they can also find entertainment in Royan (Ten minutes) Bordeaux or La Rochelle (One hour fifteen minutes).

This is an atypical property, with no work to be planned, which will suit demanding buyers, looking for proximity to amenities and the great outdoors, two qualities that are difficult to reconcile.

Information on the risks to which this property is exposed is available on the Géorisques website:



## اطلاعات عمومی

3	اتاق خواب:
2	اتاق خواب:
110 متر	فوت مربع تمام شده:
1486 متر	زیر بنا:

## Energy efficiency

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

## Building details

بله Parking:

## Lease terms

Date Available:

## اطلاعات تکمیلی

آدرس اینترنتی وب سایت:

[http://www.arkadia.com/PFYR-T194045/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T194045/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID:

1688-45-jvvma13430096493

