



## House Meschers/Gironde approximately 112 m2



### Informazioni sull'Agente

Nome: ArKadia  
Nome della ditta:  
Nazione: United Kingdom  
Telefono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per: Saldi  
Prezzo: EUR 470,000

#### Posizione

Nazione: France  
Stato / Regione / Provincia: Nouvelle-Aquitaine  
Città: Meschers-sur-Gironde  
Cap: 17132  
Pubblicato: 11/06/2024

Descrizione:

#### EXCLUSIVE!

In Charente-Maritime, south of Royan, in Meschers, close to the city center, a rare location, a renovated villa with garden, all within walking distance!

This single-storey house corresponds exactly to popular demand; tastefully renovated just 4 years ago, it offers a surface area of approximately 112 m2 including living room/living room with open kitchen, 3 beautiful bedrooms including a master suite, a second bathroom, a separate toilet, a utility room, a pantry, a large garage of approximately 46 m2 and an additional isolated room upstairs which can be converted into a fourth bedroom.

At the end of a large alley, at the edge of a small stream you can enjoy the proximity of the city center while being very quiet.

An ideal location about 5 minutes walk from the shops of Meschers and less than 15 minutes from the beaches.

This house offers beautiful volumes, bright and welcoming, it will seduce you with its authenticity and its choice services (beautiful tiling, terrace on plots, modern kitchen, programmable pellet stove, numerous storage spaces in the bedrooms).

To discover without delay!

#### Comune

Camere da letto: 3  
Bagni: 2



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|------------------------|---------|
| Finito piedi quadrati: | 112 mq  |
| Dimensione del lotto:  | 1150 mq |

## Energy efficiency

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| Energy Use (kWh/m <sup>2</sup> /year): | 232 |
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## Building details

|          |    |
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| Parking: | Sì |
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## Lease terms

Date Available:

## Informazioni aggiuntive

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|---------------|---|
| URL del sito: | <a href="http://www.arkadia.com/PFYR-T185574/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/PFYR-T185574/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a> |
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## Contact information

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| IMLIX ID: | 1688-45-gnvma10770102259 |
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