



## Maison Medis



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 620,145.44

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Medis
Postcode:	17600
Geplaatst:	02-12-2023

### Omschrijving:

South Charente Maritime, Médis. Near Royan and beaches. Large family house with eight rooms of approximately one hundred and ninety-five square meters on enclosed land of approximately one thousand one hundred square meters.

The house is divided into two accommodations of approximately one hundred square meters each. The first accommodation consists of an entrance leading to a large, bright living room of thirty-six square meters with an equipped kitchen fitted with a central island giving access through a large bay window onto a terrace and then to the garden. There is a bedroom, a toilet and a large bathroom with a walk-in shower, a second bedroom, a living room with another fitted kitchen and a bathroom with toilet. In this adjoining, but independent accommodation. You benefit from two bay windows and independent access to the ground floor.

An exterior staircase takes you to the second accommodation in the upper part of the house where you have the same surface area as on the ground floor. There is an entrance leading to a large living room with its fitted and equipped kitchen which gives access to a continuous terrace on both sides of the house. Still upstairs, you benefit from three large bedrooms with an independent bathroom equipped with a walk-in shower and a separate toilet.

The house has been completely renovated. It is equipped with a reversible heat pump. There are solar shutters in the lower part, double glazing throughout and the property is connected to mains drainage. You will benefit from a pretty enclosed and wooded park which goes around the house. This property is economical and functional. It is located in a quiet and residential area. A large part of the land remains buildable. Currently the floor is rented for eight hundred euros, but it will be available for sale.



You will find all shops, schools and public services within a hundred meters on foot. You can park three cars. This property is located three minutes from Royan, two minutes from the Royan 2 commercial area and eight minutes from the beaches.

This property will appeal to a large family working in the sector, but will also be suitable for young retirees for a main home and to be able to accommodate their family. To visit quickly!

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

## Algemeen

Slaapkamers:	5
Badkamers:	3
Afgewerkte vierkante meter:	195 m <sup>2</sup>
Lot Afmeting:	1105 m <sup>2</sup>

## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	119
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## Building details

Parking:	Ja
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## Lease terms

Date Available:

## Additionele informatie

Website URL:	<a href="http://www.arkadia.com/PFYR-T167919/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/PFYR-T167919/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	1688-45-oavap13550097560
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