



## House Meschers/Gironde approximately 112 m<sup>2</sup>



### 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 518,132.73 |

### Locatie

|                             |                      |
|-----------------------------|----------------------|
| Aanbevolen Auto Onderdelen: | France               |
| Staat/Regio/Pronvincie:     | Nouvelle-Aquitaine   |
| Plaats:                     | Meschers-sur-Gironde |
| Postcode:                   | 17132                |
| Geplaatst:                  | 11-06-2024           |

Omschrijving:  
**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 m<sup>2</sup> 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 m<sup>2</sup> 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!

### Algemeen

|                             |                    |
|-----------------------------|--------------------|
| Slaapkamers:                | 3                  |
| Badkamers:                  | 2                  |
| Afgewerkte vierkante meter: | 112 m <sup>2</sup> |



Lot Afmeting: 1150 m<sup>2</sup>

### **Energy efficiency**

Energy Use (kWh/m<sup>2</sup>/year): 232

### **Building details**

Parking: Ja

### **Lease terms**

Date Available:

### **Additionele informatie**

Website URL: [http://www.arkadia.com/PFYR-T185574/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T185574/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 1688-45-gnvma10770102259

