



## Villa Meschers Sur Gironde 230 m2



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: EUR 885,000

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Meschers-sur-Gironde  
ZIP code: 17132  
Posted: Mar 09, 2024

### Description:

Recent house, near Royan, in very good condition, in Meschers Sur Gironde village with all shops, five beaches and port, four bedrooms including a master suite on the ground floor, large living room with open kitchen, large basement, outbuildings and a beautiful swimming pool. Everything on foot! This pretty villa designed with great taste and high-end services is in excellent condition. Its location is particularly sought after because in a very quiet residential area located a stone's throw from the city center and shops open all year round, the port and the beaches. For walks, what could be more ideal than the famous Meschers corniche between the Cordouan lighthouse and the typical town of Talmont, above the largest estuary in Europe.

Recently built, this contemporary house has an ideal surface area on the ground floor with a very beautiful living room and open kitchen of more than 70m<sup>2</sup>, followed by a large veranda allowing you to double the living space. You arrive directly in a beautiful entrance which leads to the lower rooms, you find a master suite of approximately 30m<sup>2</sup>, a bedroom, a room that can be used as a dressing room (nice surface area), separate toilets and a utility room/laundry room. A double garage completes the ground floor but that's not all! A second independent garage will allow you to create a workshop, for example, especially since it benefits from an additional basement.

Upstairs, you will have a large landing serving two beautiful bedrooms of approximately 17m<sup>2</sup> each, a bathroom, toilets and an office. Two balconies will allow you to enjoy the sunshine throughout the day which you can access through the bedrooms or through the landing.

Additional potential thanks to a large basement allowing multiple projects to be considered (play area for children, cinema room, recording studio, etc.), all on a beautiful plot of land of more than 1700 m<sup>2</sup>.



In fine weather, you can enjoy a beautiful salt swimming pool, covered and not overlooked. This house may be suitable for working people with children needing a large home, for young retirees wanting a beautiful, quiet property, or for a prestigious secondary home. To visit quickly!

### **Common**

Bedrooms:	4
Bathrooms:	2
Finished sq. ft.:	230 sq m
Lot Size:	1781 sq m

### **Energy efficiency**

Energy Use (kWh/m <sup>2</sup> /year):	91
--	----

### **Building details**

Parking:	Yes
Outdoor Amenities:	Pool

### **Lease terms**

Date Available:

### **Additional information**

Website URL:	<a href="http://www.arkadia.com/PFYR-T176811/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/PFYR-T176811/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
--------------	---

### **Contact information**

IMLIX ID:	1688-45-gnvvi10770095889
-----------	--------------------------

