



## House 135m2, Meschers Sud Royan



### 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 450,000

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Meschers-sur-Gironde  
ZIP code: 17132  
Posted: May 26, 2024

### Description:

Come and discover this beautiful house, recently and tastefully renovated, in our beautiful village of Meschers, close to amenities (400m) and beaches (1.2 km).

This ideally located house consists of a beautiful living space of approximately 42 m2 facing south, opening onto an equipped kitchen.

On the ground floor, you will have a bedroom with cupboards, a bathroom and a WC. A laundry room will complete this ground floor.

Upstairs, 3 bedrooms await you, 11, 11.5 and 14 m2, with cupboards for 2 of them, an office and a bathroom with WC.

This property is equipped with a heat pump, a softener and an electric gate for your greater comfort and great savings.



A basement of 90 m<sup>2</sup> completes this house. This basement is only accessible through the house, but has great potential.

This property does not have a garage, however a garden shed allows you to store equipment. You can also use the basement as you wish.

Ideal primary or secondary residence.

## Common

Bedrooms:	4
Bathrooms:	2
Finished sq. ft.:	135 sq m
Lot Size:	230 sq m

## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	100
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## Building details

Parking:	Yes
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## Lease terms

Date Available:

## Additional information

Website URL:	<a href="http://www.arkadia.com/PFYR-T183898/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/PFYR-T183898/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	1688-45-jvyma13430101976
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