



## Pavillon sur 2 niveaux, quartier paisible, appart. indépendant



### 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 375,000

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Meschers-sur-Gironde  
ZIP code: 17132  
Posted: Jul 14, 2024

### Description:

Pavilion on 2 levels. In a peaceful area 2 km from shops and only 2.5 km from the beach, this traditional house of 148 m<sup>2</sup> is established on a plot of 582 m<sup>2</sup>, thus offering an ideal living environment away from the urban hustle and bustle. .

Outside, there is a charming 15 m<sup>2</sup> chalet and a wooden terrace, to enjoy summer evenings. You will also have outdoor parking to park your vehicles safely, as well as a 38m<sup>2</sup> garage for added convenience.

Inside, the house has 6 rooms on two levels. The upper level with an area of 98m<sup>2</sup> houses a living room, a kitchen, 3 bedrooms, a bathroom and a toilet. The semi-buried basement includes a 50m<sup>2</sup> apartment with kitchen living room, 2 bedrooms, a bathroom and toilet. A laundry room, a boiler room and a garage complete the interior layout of this comfortable 1974 residence, providing a functional living space.

Built: 1974

### Common

Bedrooms: 5  
Bathrooms: 2  
Finished sq. ft.: 148 sq m  
Lot Size: 582 sq m



## Room details

Total rooms: 6

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 186

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/AGHX-T533364/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T533364/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1227144

