



## Maison et studio rénovés, proche plages et commerces



### 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: USD 588,507.78

### Location

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

### Description:

A few steps from the beaches and amenities, discover this unique real estate complex dating from 1961, completely renovated to offer a modern and functional living space.

The main house, with a living area of 138m<sup>2</sup> spread over two levels, offers an ideal layout. On the ground floor, you will find an office, two bedrooms, a bathroom, a toilet, as well as a bicycle garage and a laundry room. An independent 28m<sup>2</sup> garage. The first floor houses a bright living room with fireplace, a kitchen open to the living room, a master suite with dressing room and bathroom, and a WC. Also enjoy a spacious wooden terrace with jacuzzi, ideal for relaxing outdoors.

An independent studio of 22m<sup>2</sup>, completely renovated, offers additional space, ideal for rental or professional activity.

The EAST-SOUTH-WEST orientation ensures optimal light throughout the day.

Perfectly suited to a family or a liberal profession, it offers generous storage spaces and garages for maximum practicality.

Built: 1961

### Common

Bedrooms: 4  
Bathrooms: 2  
Finished sq. ft.: 160 sq m  
Lot Size: 421 sq m



## Room details

Total rooms: 6

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 131

## Building details

Parking: Yes

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/AGHX-T554166/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T554166/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1304388

