



## House Meschers



### 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 540,000

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Meschers-sur-Gironde  
ZIP code: 17132  
Posted: Jul 17, 2024

### Description:

South Royan 17, in the immediate vicinity of Saint-Georges de Didonne, this single-storey architect-designed house offers a large living room, three to four bedrooms, a landscaped garden with trees, and luxurious amenities.

This superb architect-designed villa, with unique lines and in excellent condition, is nestled in a peaceful residential area, a few minutes from the beaches of Saint-Georges de Didonne and Meschers, near a forest ideal for superb walks. It presents a spacious sunny living room of more than sixty-two square meters, with an open kitchen fitted out with care and equipped with a central island, an American refrigerator, among other things, overlooking a charming landscaped garden (centenary olive tree, palm trees, etc.). The kitchen opens onto a huge terrace of one hundred and twenty square meters leading to a spacious and shaded outdoor dining room. The sleeping area includes three bedrooms and an office that can be used as a fourth bedroom. The main bathroom is fitted with a shower, bath, sink and toilet, located close to the master bedroom. In addition, a second shower room and toilet are available for the other bedrooms.

This high-end residence is distinguished by its original design, its excellent condition and its quality equipment such as a water softener, an osmosis system, an alarm with camera, a generator, a videophone, an electric gate, reversible air conditioning, underfloor heating, a rainwater recovery system, etc. The price offered is attractive considering all these characteristics. Ideally located near the beaches and the charming seaside resort of the Côte de Beauté, this property will suit a demanding buyer.



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## Common

Bedrooms: 3  
Bathrooms: 2  
Finished sq. ft.: 136 sq m  
Lot Size: 720 sq m

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 117

## Building details

Parking: Yes

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/PFYR-T182595/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T182595/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1688-45-lvma460101615

