



## 4-room house 73 m2 Meschers sur Gironde



### 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 296,548.31

### Location

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

### Description:

On a pretty enclosed and wooded plot of land with an area of 756 m2, this tastefully renovated house is located in the town of Meschers sur Gironde, a small friendly village with its 5 beaches which has all the shops open all year round and Royan is 10 minutes away. You access the house through an entrance hall which takes you to the pleasant living room equipped with a recent wood stove and facing East-West, opening onto a pretty veranda. The sleeping area is made up of 2 bedrooms and 1 office that can be used as an extra bedroom. Access to the fitted and equipped independent kitchen is via a workshop-style pocket door. The bathroom is equipped with an Italian shower and the toilets are separate. In the garage a laundry area is equipped with a shower. You have 2 wooden outbuildings on the land, the first a summer kitchen with a shaded terrace and the second serving as a workshop, gardening room and woodshed. This house renovated with quality materials is located between Meschers and Saint-Georges de Didonne, all you have to do is pack your bags!

### Common

Bedrooms: 2  
Bathrooms: 1  
Finished sq. ft.: 73 sq m  
Lot Size: 756 sq m

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 222



## **Building details**

Parking: Yes

## **Lease terms**

Date Available:

## **Additional information**

Website URL: [http://www.arkadia.com/PFYR-T189775/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T189775/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 1688-45-lsvma3550103185

