



## House 160m2, Meschers, south 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 598,000

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Meschers-sur-Gironde  
ZIP code: 17132  
Posted: Oct 16, 2024

### Description:

Come and discover this large house, on two levels of approximately 160m2, completely renovated. It is located a stone's throw from amenities and the city center and approximately 500m from the Nonnes beach. This property is composed of 3 bedrooms, an office that can be used as an extra bedroom, 2 kitchens, 2 shower rooms, 2 separate toilets and 2 large living rooms/lounges. It has a large garage and outdoor spaces to park your vehicles. A large bright living room with double exposure and a spacious fitted and equipped kitchen will allow you to have pleasant meals with your family. A large terrace enhances this property. The heat pump will allow you to make significant savings. This house can be split in two thanks to its two independent accesses. You will be able, depending on your project, to accommodate the family, your parents or to rent out seasonally. Ideal main residence or rental projects. Information on the risks to which this property is exposed is available on the Géorisques website:

### Common

Bedrooms: 4  
Bathrooms: 2  
Finished sq. ft.: 159 sq m  
Lot Size: 500 sq m

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 135



## **Building details**

Parking: Yes

## **Lease terms**

Date Available:

## **Additional information**

Website URL: [http://www.arkadia.com/PFYR-T197750/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T197750/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 1688-45-jvma13430102825

