



## Maison contemporaine de plain-pied, prête à vivre



### 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 309,000

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Meschers-sur-Gironde  
ZIP code: 17132  
Posted: Oct 25, 2024

### Description:

Contemporary Single-Story Home, Move-In Ready. Discover this modern 2020 home, ideally located in a well-maintained, recent development. Set on a fully enclosed 238m<sup>2</sup> plot, the house offers a bright living space thanks to its south/southeast orientation. The spacious living room opens onto a fully equipped and modern kitchen, creating a welcoming and functional space. You'll find two comfortable bedrooms with built-in closets, a modern bathroom, and a well-designed utility room for your everyday needs. The attached garage, insulated and equipped with a motorized door, offers possibilities for conversion into a third bedroom or studio. Outside, enjoy a tiled terrace and a landscaped garden, perfect for relaxing moments. Close to shops, the town center, and beaches, this home is ideal for a convenient and pleasant lifestyle. The house is covered by a ten-year warranty and complies with RT2012 standards. A true gem waiting to be discovered!

Built: 2020

### Common

Bedrooms: 2  
Bathrooms: 1  
Finished sq. ft.: 70 sq m  
Lot Size: 238 sq m

### Room details

Total rooms: 3



## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 69

## Building details

Parking: Yes

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/AGHX-T582845/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T582845/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1357214

