

438 900 €

Contact agency

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For sale villa

7 rooms

Surface : 140 m<sup>2</sup>

Surface of the living : 35 m<sup>2</sup>

Surface of the land : 480 m<sup>2</sup>

Year of construction : 2007

Hot water : Electrique

Inner condition : GOOD

Features :

POOL, fireplace, Bedroom on ground floor, double glazing, Laundry room, CALM

5 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel



### Villa 207 Meschers-sur-Gironde

MESCHERS - NEAR VERGNES BEACH Located in a green setting, quiet and close to Vergnes beach in Meschers-sur-Gironde, come and visit this house, ideal for accommodating a large family. It includes an entrance opening onto a large bright living room, an equipped and fitted open-plan kitchen, a large laundry room, a WC, an office and the old garage transformed into a living room with mezzanine; upstairs a landing leads to 4 bedrooms, one of which has its own bathroom and dressing room, a bathroom and a separate toilet. Outside, a very beautiful shaded terrace overlooking a small swimming pool. An independent garage completes this property. Absolutely worth visiting.

Fees and charges :

438 900 € agency fees 4,31% à the responsibility of the buyer included

