



Ingrid Crabouiller  
PATRIMOINE & IMMOBILIER

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www.agenceimmocean.com

439 000 €

For sale villa

7 rooms

Surface : 167 m<sup>2</sup>

Surface of the living : 39 m<sup>2</sup>

Surface of the land : 873 m<sup>2</sup>

Year of construction : 1977

View : Jardin

Hot water : Electrique

Inner condition : A refresh

Couverture : Tiling

Features :

Bedroom on ground floor, Calm

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

2 parkings

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

22/10/2024 - Prix T.T.C



### Villa 274 Meschers-sur-Gironde

For sale in Meschers-sur-Gironde: Spacious house of 156 m<sup>2</sup> with garage In a peaceful and sought-after setting, discover this beautiful 156 m<sup>2</sup> family home, offering large volumes and optimal comfort. Ideal for a family, it is composed on the garden level, a living room of 39 m<sup>2</sup>, perfect for friendly moments with family or friends, as well as a bedroom, a shower room with WC, and direct access to the garden. The ground floor includes 2 bedrooms, a bathroom, a separate toilet, a functional kitchen, and a separate living room, ideal for varied family activities. Upstairs, an office, landing and additional bedroom provide versatile spaces to suit all your needs. The attached garage provides secure parking space, as well as additional storage. Situated in a peaceful environment yet close to local amenities, with its generous space and ideal location, this house represents a rare opportunity for those looking for a family home that combines comfort and serenity.

Fees and charges :

439 000 € fees included



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