COLDWELL BANKER
EUROPA REALTY

House Saint-Dié-des-Vosges 314 m²



SALE PRICE : 546 000 €

EMAIL : VALPROPERTY@COLDWELLBANKER.FR

61 Grande Rue
France, 72000, Le Mans

PHONE : +33243242733
valproperty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Rare renovated bourgeois residence of 314 sqm – Energy Rating B – Walking distance to town centre and TGV station

Ideally located within walking distance of the town centre, TGV railway station, schools and everyday amenities, this elegant bourgeois residence built in 1954 offers approximately 314 sqm of living space in one of Saint-Dié-des-Vosges' most sought-after residential areas.

Extensively renovated over the years, the property successfully combines period charm with modern comfort and outstanding energy efficiency.

The ground floor features a welcoming entrance hall leading to several reception rooms, including a spacious living room, a dining room enhanced by a traditional Kachelofen stove, and an open-plan kitchen with central island and dining area. A home office and an additional ground-floor room offer flexibility for a guest bedroom, professional practice or independent workspace.

The upper floors provide up to eight bedrooms, several shower rooms and a variety of adaptable living spaces suitable for a large family, multi-generational living, remote working or guest accommodation.

Outside, a generous contemporary terrace extends the living areas towards a private landscaped garden of 678 sqm, offering a peaceful green setting right in the heart of town.

The full basement includes a double garage, workshop, cellars and extensive storage facilities.

Recent air-to-water heat pumps, a thermodynamic water heater, double-flow ventilation system, reinforced insulation and double-glazed PVC windows contribute to the property's excellent energy rating (B).

A rare opportunity combining character, space and modern comfort in a prime town-centre location.

Agency fees payable by the buyer.
€521,000 net seller price. €25,000 including agency fees.
Information regarding potential risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr.

61 Grande Rue
France, 72000, Le Mans

PHONE : +33243242733
valproperty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	314.0 m²	Property tax:	€3.00
Number of rooms:	13 rooms	Number of bedrooms:	8 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

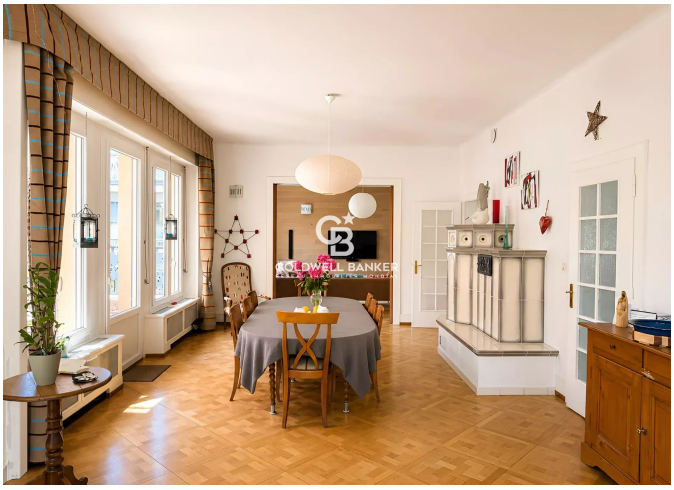
Energy performance diagnosis (EPD): B 80

Greenhouse gas emissions (GHG) index: A 3

61 Grande Rue
France, 72000, Le Mans

PHONE : +33243242733
valproperty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY













61 Grande Rue
France, 72000, Le Mans

PHONE : +33243242733
valproperty@coldwellbanker.fr