COLDWELL BANKER
EUROPA REALTY

House Aumagne 371 m²



SALE PRICE : 420 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

EXCLUSIVITY

22 Cours National Michel BARON
France, 17100, Saintes

PHONE : +33546977797
immobiliere@coldwellbanker.fr

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DESCRIPTION

Discover this superb property of character offering generous volumes and a privileged living environment. Combining charm, space, and high-quality features, this residence is a rare opportunity on the local real estate market.

A vast, bright, and welcoming living space
From the moment you enter, you will be captivated by the vast and luminous living room, the true heart of the home. Thanks to its large windows and beautiful volumes, this reception area is ideal for sharing warm moments with family and friends.

Leading on from this, the fully equipped professional kitchen will delight gastronomy enthusiasts. This is a major asset, perfectly suited for cooking lovers as well as for those with hospitality, catering, or event projects.

Night quarters: 6 independent, spacious en-suite bedrooms
Designed to offer absolute comfort, the house features 6 spacious en-suite bedrooms with private shower rooms. Each sleeping area guarantees its occupants:

Preserved privacy,

Perfect independence.

Outside, the fully fenced, tree-lined garden offers a truly bucolic setting. This peaceful, leafy green space invites you to relax, enjoy alfresco dining, and share memorable moments in a preserved natural environment.

Great potential: family home or tourism investment
Thanks to its high-quality features and numerous layout possibilities, this prestigious property adapts to all your projects:

A primary or secondary residence for a large family.

A professional activity: creation of a charming bed and breakfast (B&B), a group gîte, or a tourist/event hosting project.

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FEATURES

Property type:	House	Area:	371.0 m²	Property tax:	€2.00
Number of rooms:	14 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): D 188

Greenhouse gas emissions (GHG) index: B 7

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