COLDWELL BANKER
EUROPA REALTY

House Berneuil 239 m²



SALE PRICE : 462 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

EXCLUSIVITY

22 Cours National Michel BARON
France, 17100, Saintes

PHONE : +33546977797
immobiliere@coldwellbanker.fr

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DESCRIPTION

Nestled in the heart of a magnificent wooded park of around 2,500 sqm, this charming home with generous proportions and high-end finishes was designed to offer exceptional day-to-day living comfort. The property features reversible air conditioning, ensuring optimal climate control in every season.

Warm and functional living spaces

The main living area centers on a spacious lounge, complete with a wood-burning stove that adds a cozy touch on winter evenings. Broadly open to the outdoors, it provides direct views and seamless access to both the garden and the pool area.

Flowing naturally from the lounge, the dining room showcases an authentic character, enhanced by an insert fireplace.

The fully fitted and equipped kitchen includes a practical dining nook, perfect for breakfast and casual meals.

Upstairs, a bright, versatile space can be tailored to your needs—ideal for a dedicated home office or an intimate TV lounge.

A private sleeping wing

The night area offers four en-suite bedrooms. Each features its own private bath or shower room, providing genuine independence and undeniable comfort for family life or hosting guests with total peace of mind.

Outdoors tailored for relaxation

The landscaped grounds of over 2,500 sqm feature a large terrace with a summer kitchen, creating a true outdoor living room to make the most of sunny days.

The wellness area includes a swimming pool accompanied by a sauna, offering a peaceful retreat in complete privacy.

For convenience, the property also includes an enclosed garage and small outbuildings, ideal for storage, gardening equipment, or a workshop.

Combining elegance, generous spaces, and quality finishes, this exceptional home will captivate discerning buyers looking for comfort and tranquility. Come experience the unique atmosphere of its grounds and wellness area during a private tour: contact us today to arrange your visit.

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FEATURES

Property type:	House	Area:	239.0 m²	Property tax:	€1.00
Number of rooms:	7 rooms	Number of bedrooms:	4 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): C 143

Greenhouse gas emissions (GHG) index: A 5

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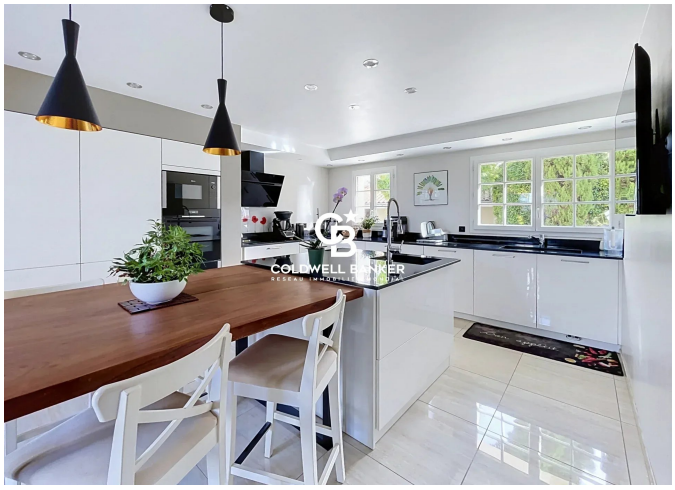





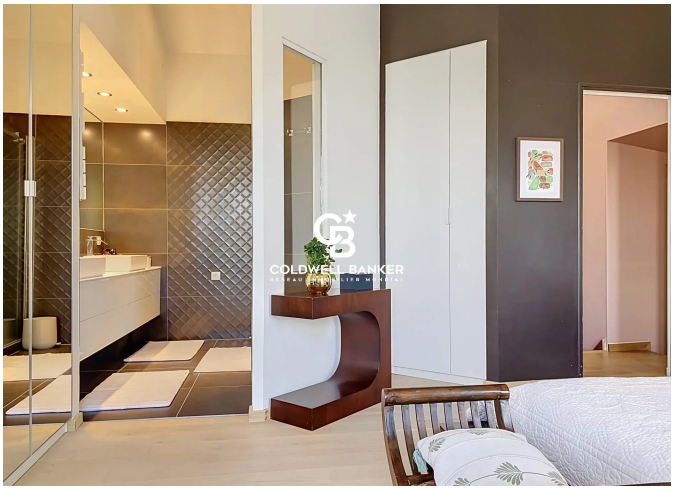

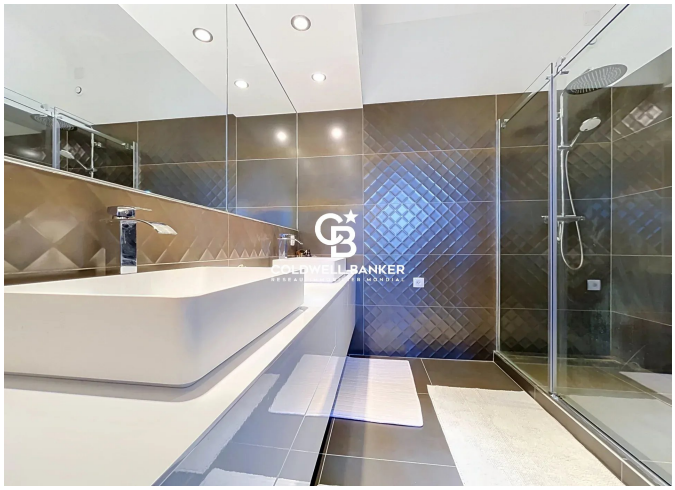

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