COLDWELL BANKER
EUROPA REALTY

House Dompierre-sur-Charente 210 m²



SALE PRICE : 442 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

22 Cours National Michel BARON
France, 17100, Saintes

PHONE : +33546977797
immobiliere@coldwellbanker.fr

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DESCRIPTION

Nestled between Saintes and Cognac, this home will delight lovers of authenticity, peace, and nature. Offering a perfect blend of period features and refined renovation, this character property features warm living spaces designed for everyday conviviality and serenity. Situated on high ground, it offers a lovely view of the countryside, safely sheltered from the whims of the Charente.

A main residence with elegant and surprising features
From the moment you step inside, the charm takes hold. The reception area centers around a unique living room with a fireplace and wood stove, highlighted by a beautiful staircase.

Extending from this space, the fully fitted and equipped kitchen invites family gatherings behind magnificent, carefully preserved antique cabinet doors.

The layout of the sleeping areas offers great fluidity:

Ground floor: A peaceful first bedroom opens directly onto the lush garden. It includes an en-suite shower room that opens onto a rear terrace holding a delightful custom surprise.

First floor: The landing leads to two beautifully appointed bedrooms, each with its own shower room.

Further along, a vast mezzanine overlooking the living room offers an ideal spot for reading, relaxing, or working from home.

The master suite features a fitted walk-in closet and an en-suite bathroom decorated with the same refinement as the rest of the house.

Outdoor spaces designed to follow the sun all day long:

Landscaped terraces to the right, left, and rear of the house to vary the ambiance.

A private terrace overlooking the pond, creating a privileged relaxation area surrounded by nature.

Independent guest house & outbuildings:
To host loved ones in total independence or to launch a guesthouse/B&B project in the Charente region, the property includes a separate guest house. This independent accommodation comprises a bright living room with an open-plan kitchen, a private suite, and its own terrace.

The property is complete with an additional outbuilding (ideal for storage, a workshop, or future conversion) and a large private parking area.

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FEATURES

Property type:	House	Area:	210.0 m²	Property tax:	€1.00
Number of rooms:	7 rooms	Number of bedrooms:	5 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): E 271

Greenhouse gas emissions (GHG) index: B 9

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