COLDWELL BANKER
EUROPA REALTY

House Saint-Césaire 420 m²



SALE PRICE : 600 000 €

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22 Cours National Michel BARON
France, 17100, Saintes

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DESCRIPTION

Nestled in lush greenery, in the heart of a peaceful village and just 12 minutes from Saintes, lies this exceptional mansion, which has been carefully and completely renovated. Over 400 m² of charm and elegance, where the character of cut stone meets modern comfort, for a unique living experience.

From the moment you enter, the atmosphere is captivating: generous volumes, abundant light, and refinement are revealed at every turn. The L-shaped kitchen, extended by its pantry/laundry room, opens onto a cozy dining room with a fireplace insert, extended by a veranda, an ideal space for sharing moments together in any season.

The 30 m² gallery leads to the garden and serves an air-conditioned living room with a fireplace, a true cocoon of relaxation, as well as a separate apartment, perfect for welcoming your guests in complete autonomy.

Upstairs, three bedrooms, one with a veranda, share a bathroom. An elegant and intimate master suite completes this level and offers a space dedicated to the tranquility of the parents.

A wine cellar, an outbuilding, and two garages totaling more than 100 m² complete this rare property.

Outside, the magic happens: in over 8,100 m² of enclosed, wooded grounds, you will find a heated swimming pool and a pond inhabited by koi carp and water lilies, all set to the sound of birdsong. A timeless place where nature and elegance come together to create a true haven of peace.

This residence is more than just a house: it is a way of life.

Risks Information available on the Géorisques website: www.georisques.gouv.fr.

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FEATURES

Property type:	House	Area:	420.0 m²	Property tax:	€1.00
Number of rooms:	11 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): C 162

Greenhouse gas emissions (GHG) index: A 5

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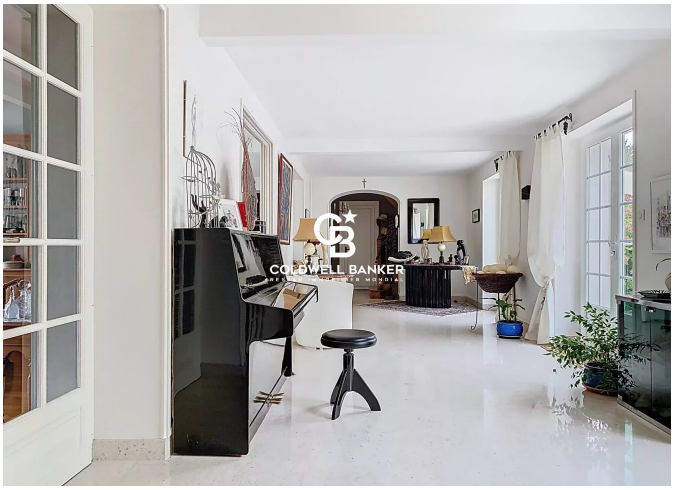



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