COLDWELL BANKER
EUROPA REALTY

House Saint-Fort-sur-Gironde 260 m²




SALE PRICE : 399 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

EXCLUSIVITY

22 Cours National Michel BARON
France, 17100, Saintes

PHONE : +33546977797
immobiliere@coldwellbanker.fr

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## DESCRIPTION

If you love homes with a soul, plenty of space, and true personality, you are going to fall for this one. Built in 1975, it boasts that unique charm characteristic of the architecture of that era: generous volumes, a fluid layout, and, above all, incredible light that floods the rooms from morning to night. This is the quintessential family home—warm, welcoming, and exceptionally well-thought-out.

Living on the First Floor: Space and Togetherness
Right from the entrance, the tone is set thanks to large picture windows that offer a soothing, overlooking view of the garden. This main level centers around a very large living and dining room—a spacious and cozy living area enhanced by a fireplace insert for winter evenings. The independent kitchen is located just next door.

The sleeping area on this floor leads to 4 bright bedrooms, a bathroom, a shower room, and a separate toilet. From this level, you have direct access to the large raised terrace: the perfect spot for your meals with a superb view of the wooded garden.

A Garden Level Full of Possibilities
This is the home's major asset: the garden level is a completely independent and ultra-functional space. With its two additional bedrooms and its own shower room with toilet, it is the ideal setup for hosting friends or creating a quiet office for remote work.

This level also handles all the logistics of the house: a proper laundry room, a pantry for storage, the boiler room, and a double garage—perfect for DIY enthusiasts or for sheltering cars and bicycles.

A truly captivating home, rare on the market, which perfectly combines 1970s character with the comfort of living surrounded by greenery.

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | House | Area: | 260.0 m² | Number of rooms: | 10 rooms |
| Number of bedrooms: | 6 bedrooms | | | | |

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

## ENERGY PERFORMANCE DIAGNOSIS

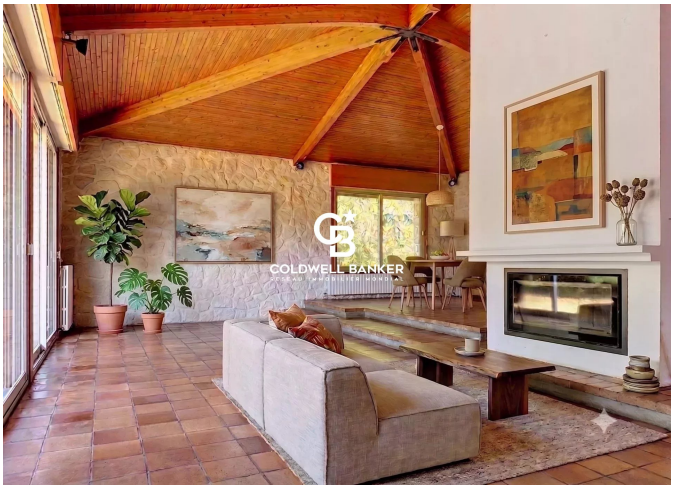
Energy performance diagnosis (EPD): D 237

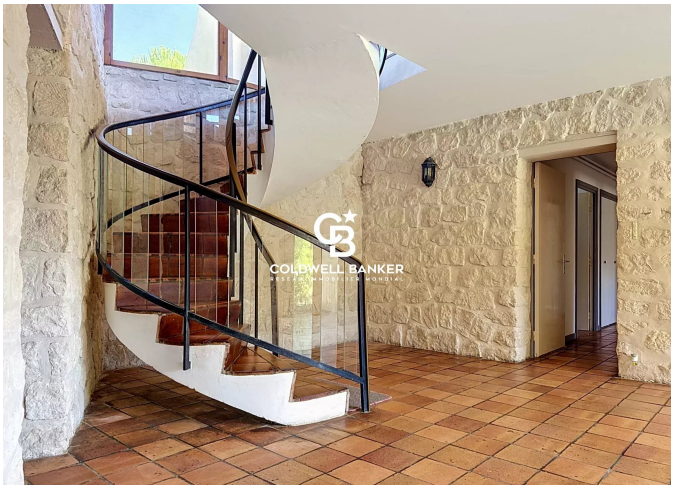
Greenhouse gas emissions (GHG) index: D 48

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