COLDWELL BANKER
EUROPA REALTY

House Saint-Georges-des-Coteaux 140 m²



SALE PRICE : 373 000 €

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DESCRIPTION

Discover this charming 5-bedroom house located in the sought-after village of Saint-Georges-des-Coteaux.

Offering an elevated position and a south-facing orientation, this detached property combines functional charm with modern energy performance. An exceptional home in absolute peace and quiet, close to all amenities.

A layout designed for flexibility (single-story living):

Ground floor: A welcoming entrance leads into a spacious, light-filled living/dining room featuring a fireplace with an insert for winter evenings.

The separate, fully functional kitchen with direct terrace access can be opened onto the living room to create a large, modern open-plan space.

This level also features a primary suite with one spacious bedroom, a modern shower room, a dedicated laundry room, and two separate toilets, allowing for complete, highly convenient single-story living.

Upper floor: A dedicated space for children or guests comprising three additional bright bedrooms with built-in storage and a full bathroom with toilet.

Outbuildings / Annexes: A comfortable sunroom suitable for year-round use, a large dry cellar ideal for wine or extra storage, as well as a spacious garage with a carport and automated gates.

Outdoor space:

Beautiful swimming pool heated by a heat pump (built in 2017, 8.4m x 3.8m) bordered by a vast, unoverlooked tiled terrace, complete with a fully equipped pool house / technical room.

Garden: Magnificent fully fenced and landscaped plot of around 2,000 sqm, completely private and offering a peaceful, green setting.

Energy: Equipped with recent photovoltaic solar panels installed in 2023, the home provides appreciable self-sufficiency, significantly reducing your ecological footprint and energy bills.

A privileged living environment just minutes from Saintes, blending rural tranquility with quick access to main road networks.

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FEATURES

Property type:	House	Area:	140.2 m²	Number of rooms:	6 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): D 211

Greenhouse gas emissions (GHG) index: B 8

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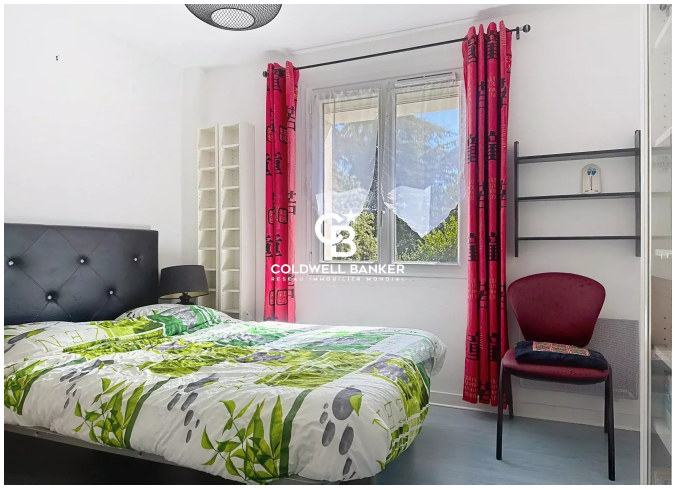





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