COLDWELL BANKER
EUROPA REALTY

House Saint-Jean-d'Angély 700 m²



SALE PRICE : 942 000 €

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22 Cours National Michel BARON
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immobiliere@coldwellbanker.fr

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DESCRIPTION

This real estate complex is nestled in the heart of the Saintonge region, offering a beautiful touristic location and an exceptional landscape setting. It is the ideal place to unpack your bags and fully enjoy this beautiful area, which is less than an hour from the coast and its beaches, and only 15 minutes from the motorway.

The aquatic area includes a heated swimming pool, a spa, a hammam, and a sauna, creating a space dedicated to relaxation and well-being. Furthermore, intimate spaces within the gardens allow you to stroll and relax.

Inside, an equipped and fitted kitchen/living room, complete with a fireplace and an oven worthy of a great chef, will inspire gourmet dinners. The main house also includes living rooms, an office, a library, a games room, a gym, and several charming guest rooms (chambres d'hôtes).

The property includes an independent, fully equipped gîte (holiday rental) that can accommodate up to 6 people. It is composed of a suite, a children's bedroom, and a bedroom and bathroom specifically designed for people with reduced mobility (PRM).

The grounds feature a wooded park, terraces, parking, and offer excellent potential for developing a tourism business, making it ideal for a Bed & Breakfast, weddings, or receptions. Additional facilities include garages, a workshop, and a music room. This location can be used as a primary or secondary residence.

Risk information available on the Géorisques website : www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	700.0 m²	Property tax:	€3.00
Number of rooms:	15 rooms	Number of bedrooms:	9 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): A 59

Greenhouse gas emissions (GHG) index: A 2

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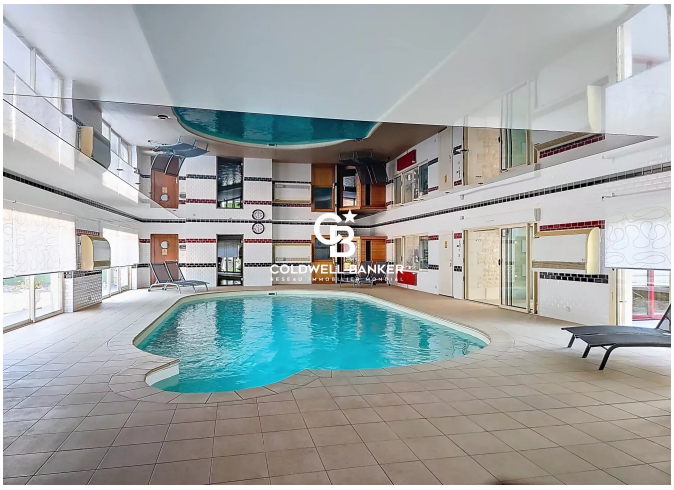











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