COLDWELL BANKER
EUROPA REALTY

House Saint-Sauvant 107 m²



SALE PRICE : 409 000 €

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22 Cours National Michel BARON
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DESCRIPTION

There are rare places where the charm works from the very first glance—singular residences where every detail tells a story.

In the heart of a characterful medieval village, this approx. 107 sq. m. house, completely reimagined by an architect and renovated in 2017, offers an art of living imbued with poetry.

Its light-filled living area of over 40 sq. m. harmoniously blends a contemporary kitchen, a warm lounge, and a suspended fireplace. Large picture windows naturally extend the living spaces outward toward a lush, rolling landscape.

Upstairs, an elegant primary suite with a walk-in closet and en-suite bathroom unveils a world of softness and serenity. Under the eaves, a second bedroom and a library area offer an enchanting panoramic view over the gardens.

Outdoors, the former wine storehouse (chai) transformed into a summer kitchen, the heated swimming pool, and its wooden deck create a delightfully summery atmosphere, ideal for cherished moments.

Set on 2,130 sq. m., the landscaped garden reveals a true haven of beauty. Mediterranean species, sculpted greenery, a contemporary fountain, sculptures, an old well, and a period washhouse (lavoir) blend together in a subtle, almost fairytale-like setting. Here, nature and art unite in rare harmony.

Awarded the Petite Cité de Caractère (Small Town of Character) and Village de pierres et d'eau (Village of Stone and Water) labels, Saint-Sauvant offers an exceptional quality of life in Charente-Maritime, nestled in the heart of the lush Coran Valley. Ideally located just 15 minutes from Saintes and 20 minutes from Cognac, this sought-after village charms visitors with its preserved medieval heritage, dressed-stone houses, and numerous hiking trails.

Buying a property in Saint-Sauvant means enjoying the peace and quiet of the Saintonge countryside while remaining within easy reach of major roads, local shops, and less than 45 minutes from the Atlantic coast beaches (Royan, Saint-Georges-de-Didonne).

A unique setting, a captivating atmosphere, a rare emotion... A true coup de cœur for lovers of authentic and inspiring properties.

Option to purchase furnished.

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FEATURES

Property type:	House	Area:	107.0 m²	Number of rooms:	3 rooms
Number of bedrooms:	2 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 143

Greenhouse gas emissions (GHG) index: A 5

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