COLDWELL BANKER
EUROPA REALTY

House Saint-Savinien 480 m²



SALE PRICE : 780 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

EXCLUSIVITY

22 Cours National Michel BARON
France, 17100, Saintes

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immobiliere@coldwellbanker.fr

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DESCRIPTION

Located just 5 minutes from Saint-Savinien-sur-Charente, a historic village in Saintonge Romane famous for its quays and heritage, this exceptional property offers approximately 480 sqm of living space on a wooded plot of 8,700 sqm. Built in the early 19th century, this remarkable Charentaise longhouse combines traditional local architecture with recent high-spec modern fittings.

Main house: reception rooms and single-level living
The main living quarters are laid out to balance privacy and social spaces:

Ground floor: Vast, dual-aspect reception rooms enjoying constant natural light, complemented by a ground-floor en-suite bedroom.

Upper floor: An independent master suite along with two additional bedrooms, each with their own bathroom facilities.

Utility rooms: A vaulted cellar and a dedicated heating room / laundry room complete the main building.

Two independent self-contained guest houses
The property features two separate cottages suitable for hosting family or running a holiday rental business:

First guest house: A complete secondary home featuring a living room, two bedrooms, a shower room, and dedicated private outdoor access.

Second guest house: A second autonomous outbuilding set back in the grounds, offering a dining living area, one bedroom, and a shower room.

Event outbuilding and wellness area
Leisure facilities and outdoor annexes meet the requirements of large entertaining properties:

Multi-purpose outbuilding: An independent annex converted into a reception hall, party room, or games room.

Relaxation area: A covered outdoor leisure setup featuring a pool, private spa, and fully equipped summer kitchen.

Wooded park, parking, and garages
The grounds of over 8,700 sqm offer a structured natural environment:

Outdoors: Large fitted terraces, shaded areas under mature trees, and enclosed grounds.

Parking: Two enclosed garages along with multiple reserved parking spaces on the property.

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FEATURES

Property type:	House	Area:	480.0 m²	Property tax:	€3.00
Number of rooms:	15 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 193

Greenhouse gas emissions (GHG) index: C 24

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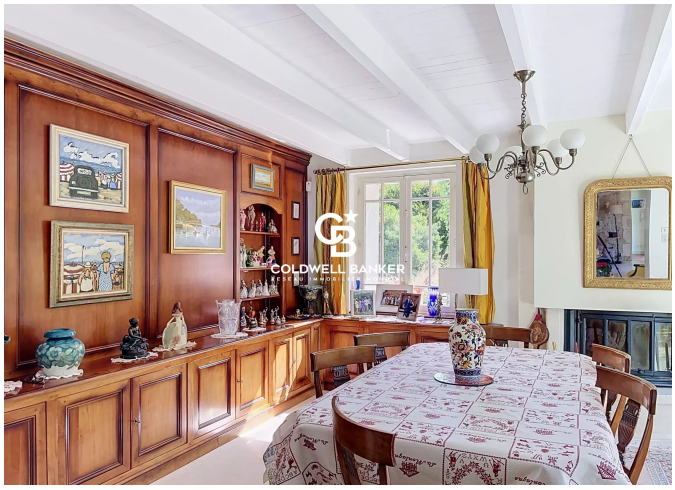









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