COLDWELL BANKER
EUROPA REALTY

House Saintes 180 m²



SALE PRICE : 545 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

22 Cours National Michel BARON
France, 17100, Saintes

PHONE : +33546977797
immobiliere@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Located in the heart of Saintes' historic center, this town house of approximately 180 sqm combines period architectural features with the generous layout expected of a modern family home.

Ground floor: reception areas, kitchen, and single-level living potential
The layout of the main floor prioritizes functionality and smooth flow between rooms:

Living spaces: A spacious living room and a separate dining room offering great proportions and abundant natural light throughout the day.

Adjoining kitchen: A fully fitted dining kitchen, directly connected to the dining room for convenient daily living.

Home office or 6th bedroom: An independent room ideal for remote work or a professional practice, easily converted into a ground-floor bedroom.

Practical features: Numerous built-in closets, a guest restroom, and optimized hallways.

Upper floor: sleeping area with 5 bedrooms, master suite, and 3 shower rooms
The top floor layout is designed to preserve everyone's privacy:

Five spacious bedrooms: Generous rooms, including a master suite with a custom walk-in closet.

Bathrooms: Three modern shower rooms distributed across the floor to streamline morning routines.

Storage: Hallways equipped with wardrobes and additional storage space.

Rare city-center features: private garden, garage, and workshop
This property stands out for its outdoor amenities, highly sought-after in the town center:

Private garden: A fully walled outdoor space, completely unoverlooked and ideal for a summer terrace.

Enclosed garage: Secure private parking for one vehicle—a major advantage in this area.

Workshop and outbuildings: Additional space dedicated to DIY projects, general storage, or bike storage.

Strategic location: fully walkable lifestyle in Saintes
The location allows direct access on foot to all amenities: covered market, local food shops, schools (from preschool to high school), the banks of the Charente River, and the Saintes train station.

22 Cours National Michel BARON
France, 17100, Saintes

PHONE : +33546977797
immobiliere@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	180.0 m²	Property tax:	€2.00
Number of rooms:	8 rooms	Number of bedrooms:	5 bedrooms		

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

ENERGY PERFORMANCE DIAGNOSIS

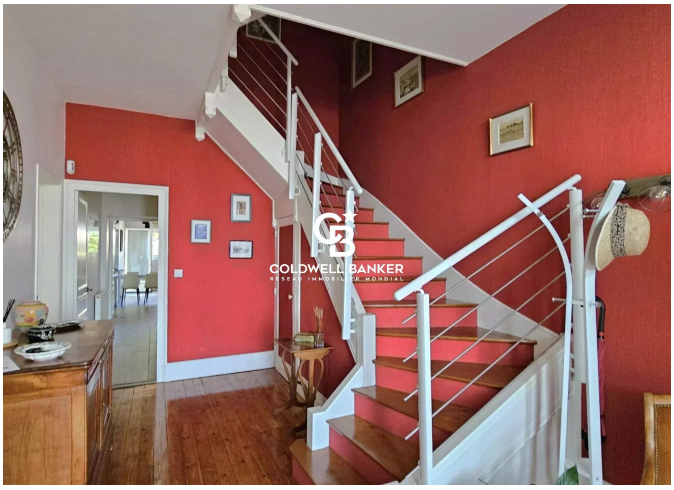
Energy performance diagnosis (EPD): C 89

Greenhouse gas emissions (GHG) index: C 18

22 Cours National Michel BARON
France, 17100, Saintes

PHONE : +33546977797
immobiliere@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY













22 Cours National Michel BARON
France, 17100, Saintes

PHONE : +33546977797
immobiliere@coldwellbanker.fr