COLDWELL BANKER
EUROPA REALTY

House Saintes 191 m²



SALE PRICE : 455 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

22 Cours National Michel BARON
France, 17100, Saintes

PHONE : +33546977797
immobiliere@coldwellbanker.fr

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DESCRIPTION

Come and discover this completely tastefully renovated house.

As you go through the door of this house, you discover a large entrance with plenty of storage space. The latter gives access to an independent apartment as well as the laundry room.

By taking the post modern staircase, you get to the landing overlooking the living space including a fitted and equipped kitchen opening onto a bright living room/living room with fireplace as well as an office space. The balcony adjoining the living room adds a pleasant touch to the whole.

The sleeping area is more intimate, serving three bedrooms with storage and a bathroom.

The ground floor apartment is composed of a living room, a fitted kitchen, a bedroom, bathroom and separate toilet. This space can be used as a rental activity or simply accommodate your family and friends in complete privacy.

The house benefits from a double garage, a cellar as well as an outdoor space consisting of a large wooden terrace of 90 sqm with integrated swimming pool.

The wooded garden of more than 760 sqm completes this beautiful ensemble and provides much sought-after added value in the city.

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

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FEATURES

Property type:	House	Area:	191.85 m²	Property tax:	€2.00
Number of rooms:	8 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): C 125

Greenhouse gas emissions (GHG) index: C 16

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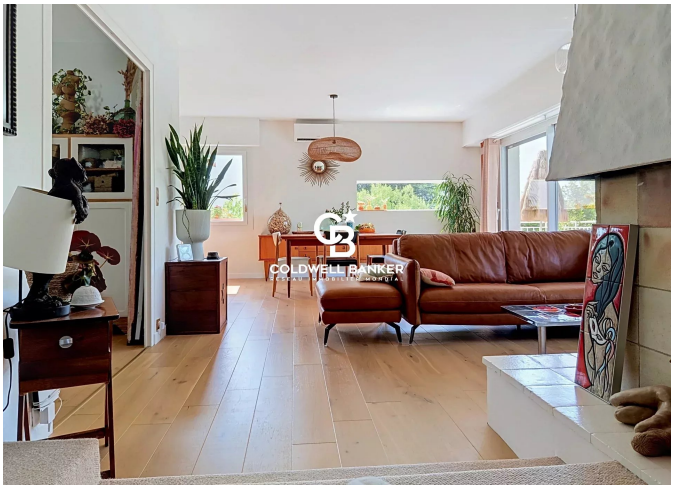



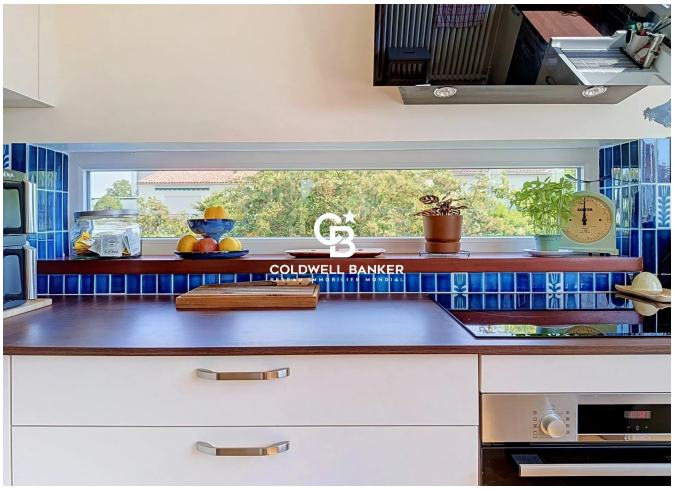

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