COLDWELL BANKER
EUROPA REALTY

House Saintes 256 m²



SALE PRICE : 660 000 €

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DESCRIPTION

In the heart of Saintes, just minutes from the city center, lies a rare and secluded property where architecture, nature, and generous space combine to offer an exceptional lifestyle.

From the moment you arrive, the tone is set: an elegant private driveway lined with majestic trees leads gracefully to the residence, ensuring total privacy away from prying eyes.

The main house immediately captivates with its warm, light-filled, and authentic atmosphere. The living room opens wide onto a terrace surrounded by greenery, effortlessly extending the living space throughout the seasons. It is here, in this preserved natural setting, that a family of squirrels has made its home, adding a touch of unexpected charm to everyday life. Adjacent to this, the spacious lounge invites lively conversations and cozy evenings by the fireplace. An adjoining study offers fantastic potential and could easily be converted into a ground-floor primary suite. On the practical side, the fully fitted kitchen leads directly into a pantry and laundry room.

The upper floor is dedicated to the sleeping quarters, where a wide landing leads to three lovely bedrooms (one featuring its own private sink area), a separate walk-in closet, and a bathroom.

A cellar completes the home’s amenities.

Outside, the grounds are undoubtedly the crown jewel of the estate. A true haven of greenery, the park offers a unique landscape featuring a mysterious bamboo grove, a bountiful orchard, preserved woodland, and a dedicated vegetable plot. The large 11 x 6-meter swimming pool promises wonderful moments of relaxation on sunny days. The estate also includes a carport for your vehicles, a well, and a former stone basin waiting to be restored to suit your vision.

At the far end of the grounds, benefiting from its own completely independent access, a charming caretaker's cottage features a living room, kitchen, shower room, and two attic bedrooms upstairs.

Whether as a primary residence, a family home, or a boutique guest property, this singular estate harmoniously blends serenity, nature, and city living.

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FEATURES

Property type:	House	Area:	256.0 m²	Number of rooms:	10 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): E 297

Greenhouse gas emissions (GHG) index: E 65

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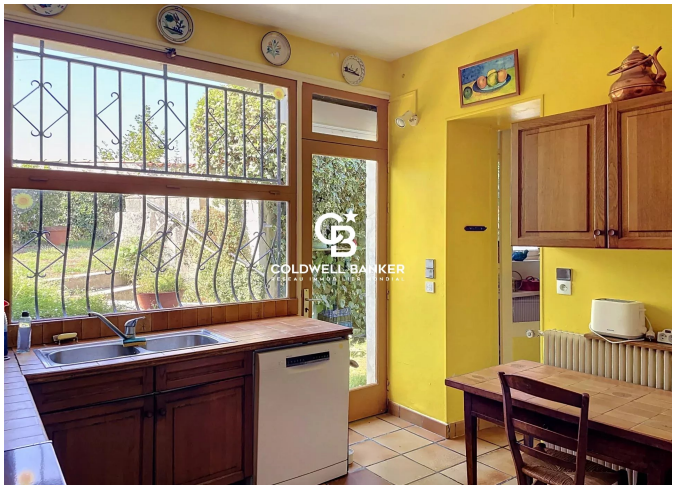





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