COLDWELL BANKER
EUROPA REALTY

House Saintes 300 m²




SALE PRICE : 450 000 €

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

Ideally located in Saintes, in close proximity to schools, shops, and amenities, this property enjoys a highly sought-after address that allows you to fully embrace city life while maintaining a pleasant living environment.

Set on a plot of over 1,000 m², the property offers generous living spaces, a large garden, and over 150 m² of terraces wrapping around the estate—a rare outdoor setting for a town center. The property is not located in a flood zone.

**The Main House:**
Upon entering, a spacious foyer leads to a home office, an independent kitchen, a separate toilet, and a bright living room opening onto a terrace with views over the garden.

Upstairs, the sleeping quarters include two large bedrooms (each with balcony access), a family bathroom, and a primary suite with its own private shower room and separate toilet.
The garden level features numerous additional spaces: a summer kitchen, a scullery, a workshop of over 40 m², a utility room, storage, and outbuildings.

**A Second Residence: Genuine Rental Potential**
A key highlight of this property is the second dwelling, offering a real opportunity for rental income or property value enhancement.

It includes a kitchen, two shower rooms with toilets, a living room, and several bedrooms spread across two levels. An additional sitting room with a sunroom leading directly into the garden completes this space.

Thanks to its layout and proportions, this accommodation can easily function as an independent rental home, generating secondary income while keeping the main house for personal use.

It can also adapt to a variety of other projects: multigenerational living, furnished rentals, or hosting family and friends.

**Conclusion:**
Combining a prime location in Saintes, a plot of over 1,000 m², generous spaces, numerous outbuildings, and above all a second residence with strong rental potential, this property is a compelling investment—whether for a large family or a real estate portfolio.

A rare town center find, offering lifestyle quality, space, and income generation all in one.

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | House | Area: | 300.06 m² | Property tax: | €3.00 |
| Number of rooms: | 10 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 226

Greenhouse gas emissions (GHG) index: D 44

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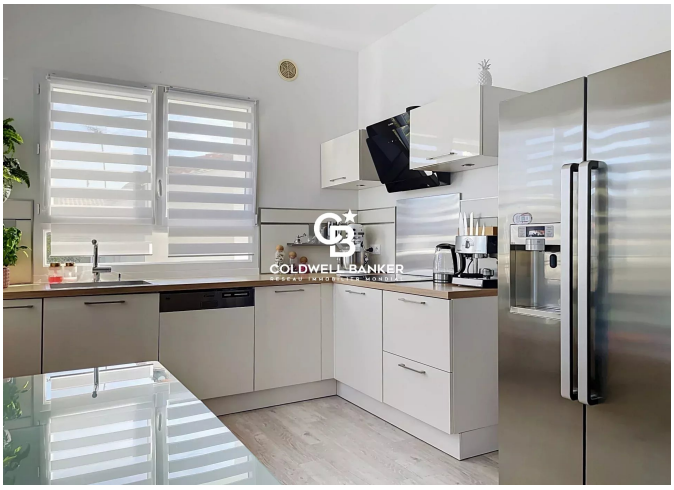



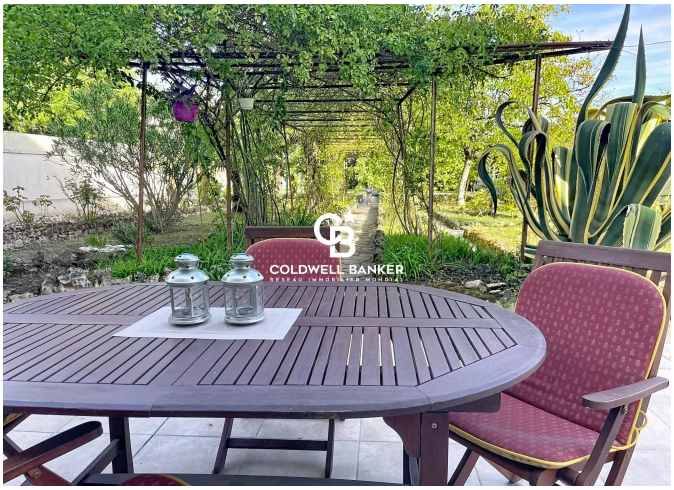

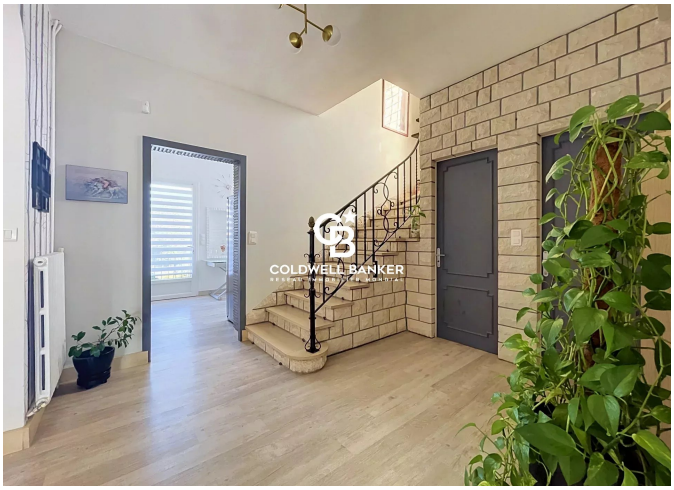

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