COLDWELL BANKER
EUROPA REALTY

House Saintes 135 m²



SALE PRICE : 378 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

22 Cours National Michel BARON
France, 17100, Saintes

PHONE : +33546977797
immobiliere@coldwellbanker.fr

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DESCRIPTION

Forget everything you've seen so far. If you are looking for a standard, run-of-the-mill house just like the neighbors', this property is not for you. But if you dream of a unique home, a true haven of design and serenity right in the heart of the city... You have come to the right place.

On the ground floor, life is in full swing.
Designed like a high-end loft, the expansive living space is entirely focused around a sublime, open-air central patio. This lightwell flows through the house, creating a magical indoor-outdoor atmosphere.

At the heart of this space, the kitchen is a masterpiece. Modern and inviting, it features a stunning countertop that naturally brings people together. It is the perfect spot to cook while facing the patio, enjoy a drink, or chat with loved ones.

Everything is brand new, immaculate, and meticulously crafted with materials chosen with jealous care. You can move right in with your suitcases: there is not a single brushstroke of paint to add, all you have to do is enjoy.

Upstairs, discover the sleeping quarters. Entirely located on the upper floor, this area was designed like a private mansion suite—cozy, intimate, and completely disconnected from the bustling energy of the ground floor:

The Master Suite: Your private sanctuary. A beautiful bedroom opening onto a custom walk-in closet and its own private en-suite shower room.

The Second Bedroom: Spacious and featuring its own built-in wardrobe. No bulky furniture required; everything is sleek and minimalist.

The Third Bedroom: Bright and versatile, adaptable to your needs (guest room, child's room, or a superb home office).

A modern bathroom completes this perfectly optimized floor.

This niche property is the perfect compromise for architecture lovers who want the independence of a townhouse, the secure feel of a duplex apartment, and the absolute comfort of a brand-new home without the hassle of renovations.

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FEATURES

Property type:	House	Area:	135.0 m²	Number of rooms:	5 rooms
Number of bedrooms:	3 bedrooms				

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

ENERGY PERFORMANCE DIAGNOSIS

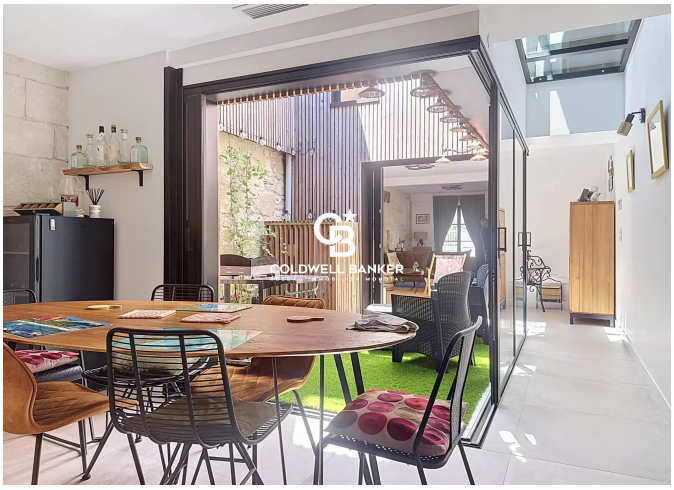
Energy performance diagnosis (EPD): B 108

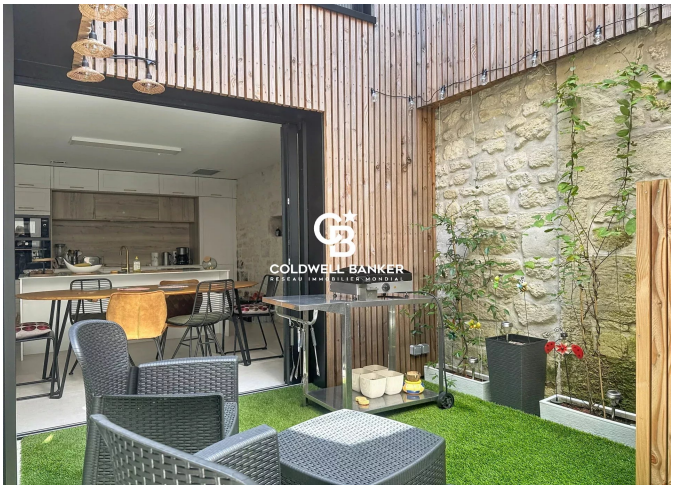
Greenhouse gas emissions (GHG) index: A 4

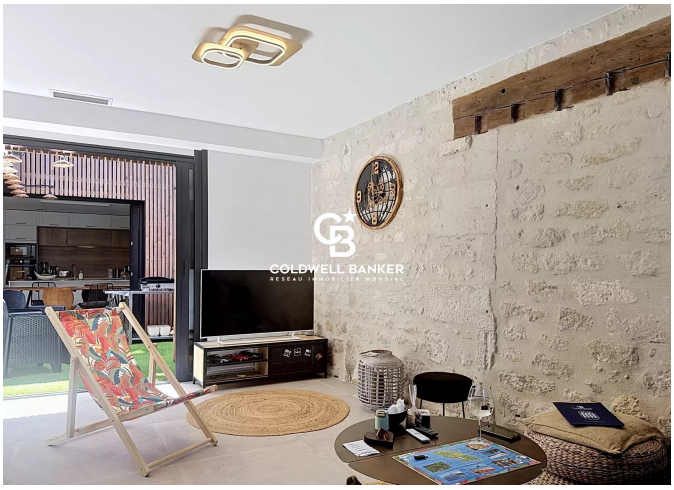
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