COLDWELL BANKER
EUROPA REALTY

House Saintes 215 m²



SALE PRICE : Sold

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

EXCLUSIVITY

22 Cours National Michel BARON
France, 17100, Saintes

PHONE : +33546977797
immobiliere@coldwellbanker.fr

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DESCRIPTION

Warm family home, completely renovated in 2024, located on a magnificent wooded plot of over 4,000 sqm, fully enclosed and secluded from any neighbors.

Ideally located in a sought-after village, just 5 minutes west of Saintes and 25 minutes from the beaches, it offers true single-story living.
The ground floor comprises an office, two bedrooms, and a bathroom, while the first floor has two additional bedrooms and a second shower room, ensuring comfort and privacy for family or guests.

The spacious living room of over 50 sqm, very bright and featuring a wood-burning stove, opens onto a large covered terrace overlooking the garden. Adjacent to this is a modern, fitted and fully equipped kitchen, offering optimal functionality.

A 32 sqm pantry, serving as a utility room, laundry room, and storage space, also houses the water softener and central vacuum system for everyday comfort.

An adjoining 30 sqm garage, additional storage space, and a gravel-floored wine cellar complete the amenities.

Outside, two garden sheds can be used to set up a workshop or store wood, depending on your needs.

Surrounded by greenery, fully fenced, and offering absolute tranquility, this rare property will undoubtedly appeal to nature lovers looking for a privileged living environment.

Risk nformation available on the Géorisques website: www.georisques.gouv.fr.

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FEATURES

Property type:	House	Area:	215.0 m²	Property tax:	€1.00
Number of rooms:	7 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 159

Greenhouse gas emissions (GHG) index: B 6

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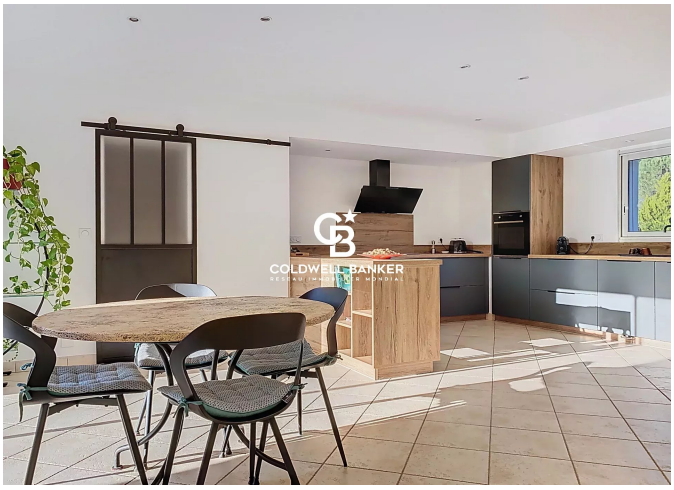







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