COLDWELL BANKER
EUROPA REALTY

House Saintes 290 m²



SALE PRICE : 785 000 €

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22 Cours National Michel BARON
France, 17100, Saintes

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immobiliere@coldwellbanker.fr

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DESCRIPTION

Discover this architect-designed home with generous volumes, crafted to offer a fluid, comfortable, and warm living environment. The ideal place to unpack your bags and watch your family grow.

The Ground Floor: Togetherness & Dedicated Spaces
Right from the entrance, the atmosphere is welcoming and filled with light. Daily life centers around well-defined spaces:
A fully equipped kitchen opening onto a first friendly living area.
A cozy living room with a fireplace, perfect for winter evenings.
A work and leisure area including an office and a music room.
A comfortable primary suite (master bedroom) for single-level living.

The First Floor: The Kids' and Guests' Space
A vast landing, currently optimized as a workspace, leads to the second sleeping area:
A second primary suite with a walk-in closet and private bathroom.
Two bright and welcoming bedrooms.
A layout perfectly designed for hosting guests while preserving everyone's privacy.

An Outdoor Area Designed for Relaxation
The fully fenced, wooded garden has been landscaped to make the most of sunny days:
A secured swimming pool surrounded by sun-drenched terraces.
An outdoor kitchen equipped for your al fresco meals.

On the practical side: two closed garages and a garden shed for storage.

A rare opportunity in the area for lovers of homes with true character and a soul.

A home full of charm, ready to welcome new memories and precious moments of family happiness.

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FEATURES

Property type:	House	Area:	290.85 m²	Property tax:	€4.00
Number of rooms:	9 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): C 149

Greenhouse gas emissions (GHG) index: A 5

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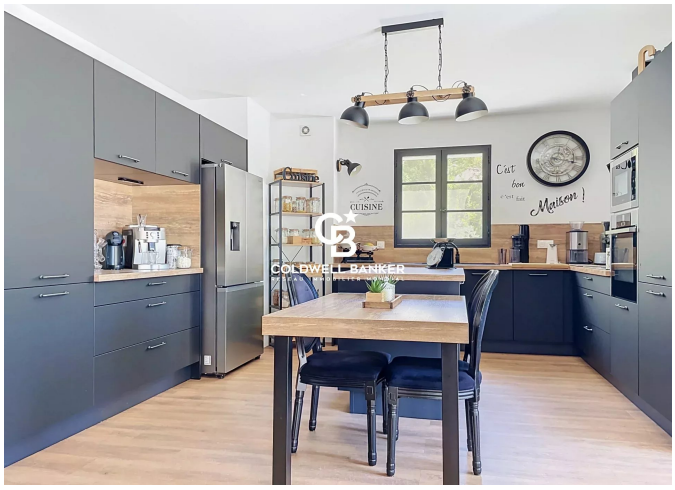
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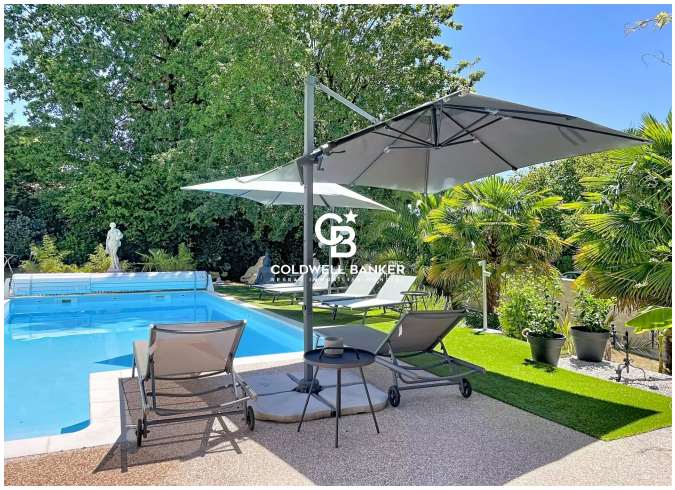












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