COLDWELL BANKER
EUROPA REALTY

House Saintes 281 m²



SALE PRICE : 575 000 €

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DESCRIPTION

Brightness, a preserved natural setting, generous spaces, absolute privacy: discover this exceptional property located between Thénac and Chermignac, just 10 minutes from the center of Saintes. A unique home, ideally positioned between town and countryside.

Right from the entrance, the magic takes hold. The vast living areas are entirely oriented toward the surrounding nature, offering uninterrupted views of lush green meadows, nearby woodlands, and a large swimming pool. The main living room exudes rare elegance, enhanced by the authentic charm of beautiful hardwood floors and a majestic stone fireplace. Continuing from here, the light-filled, contemporary eat-in kitchen enjoys natural light year-round thanks to its floor-to-ceiling windows. This space offers the daily privilege of dining overlooking the tree-lined park. A superb heated and air-conditioned sunroom serves as a dining room, home office, or relaxation lounge. Its nearly 360-degree views create a seamless flow between indoor and outdoor living.

The ground floor also features two bedrooms and a shower room with an independent entrance, ideal for hosting guests.

A concrete staircase leads upstairs to a library landing—a true haven of peace. The expansive master suite, complete with a boudoir or office space, a private bathroom, and a large custom dressing room, guarantees high-end comfort. In addition, four other lovely bedrooms, an extra dressing room, and a bathroom warmly accommodate family and guests.

The utility and storage spaces are numerous and remarkably well-designed: a scullery, a large laundry room, a cloakroom, a tack room, a workshop, and a garage. A large independent outbuilding allows for motorhome parking or extra storage.

A rare and complete property, ideal for a privileged lifestyle project. Contact our team to arrange a viewing. .

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FEATURES

Property type:	House	Area:	281.09 m²	Number of rooms:	10 rooms
Number of bedrooms:	7 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 92

Greenhouse gas emissions (GHG) index: A 3

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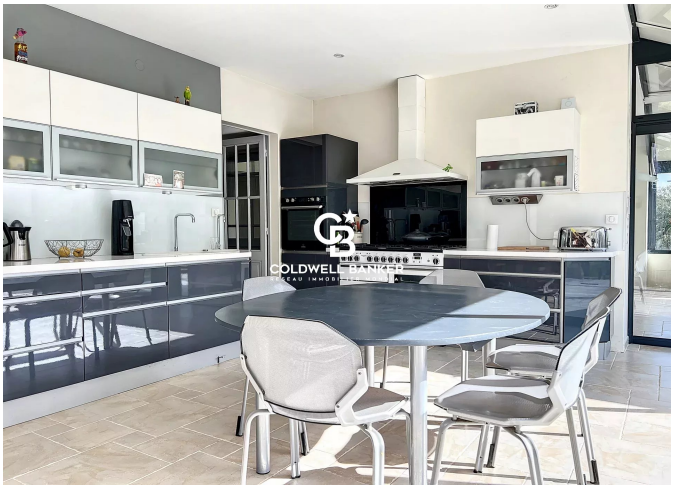









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