COLDWELL BANKER
EUROPA REALTY

House Cherves-Richemont 247 m²



SALE PRICE : 495 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

22 Cours National Michel BARON
France, 17100, Saintes

PHONE : +33546977797
immobiliere@coldwellbanker.fr

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DESCRIPTION

1850 Manor at the Gates of Cognac
A Stunning Historic Home Nestled in a Park, in a Charming Town with Full Amenities – School Just 100m Away

Discover the elegance and heritage of this exceptional property.
This nearly 190 m² residence perfectly blends timeless charm with modern comfort, offering a truly unique living environment.

A bright, cross-through entrance hall welcomes you with natural light, leading to: on the right, a refined living room with a fireplace – ideal for cozy evenings with family or friends; on the left, a snug lounge with its original fireplace and a library/home office.
You'll then find a spacious, light-filled kitchen, fully equipped and opening onto the dining area. Lastly, a more intimate TV room with a wood-burning stove completes the ground floor.

Upstairs, the authentic wooden flooring brings warmth and character to each room. The master suite includes a walk-in closet, a private shower room, and separate toilet. Four additional comfortable bedrooms, a bathroom, and separate toilet round out the level.

A guest house or gîte of approximately 90 m² (to be renovated), with attic space, offers great potential.
Garage with attic, workshop, technical room, old wash house, well, cellar, and wood storage.

The park, planted with fruit trees and featuring a vegetable garden, pool, and inviting outdoor spaces, is perfect for sunny breakfasts or convivial meals with friends and family.

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

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FEATURES

Property type:	House	Area:	247.9 m²	Property tax:	€2.00
Number of rooms:	7 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): C 164

Greenhouse gas emissions (GHG) index: In progress -2

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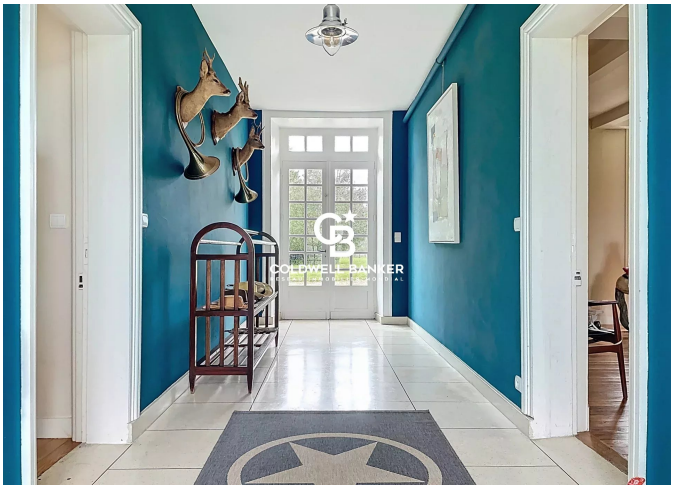



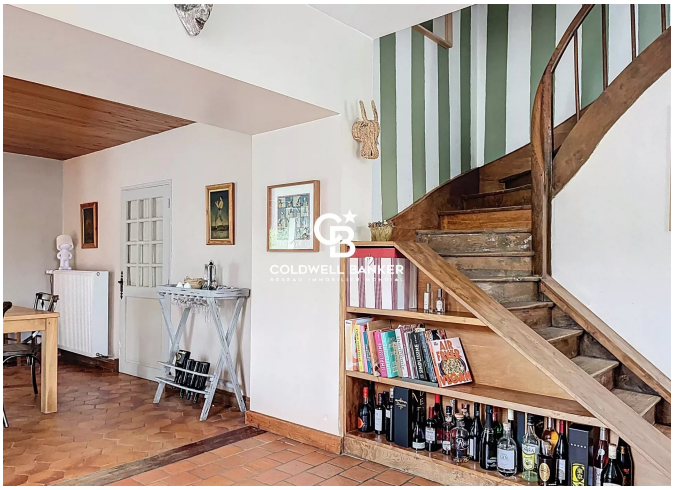

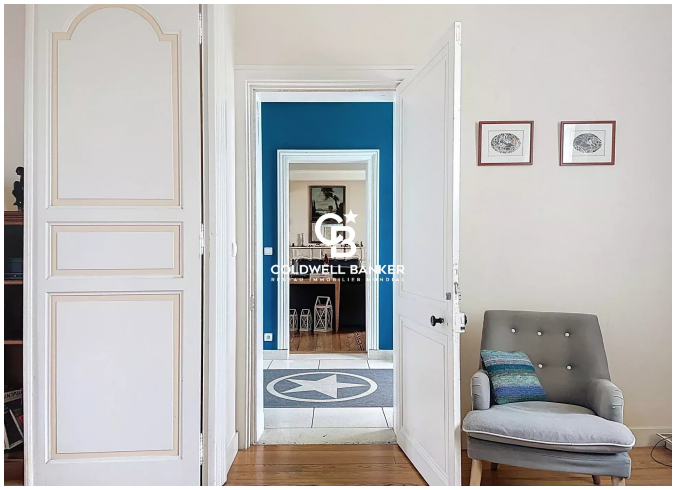

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