COLDWELL BANKER
EUROPA REALTY

House Saint-Fort-sur-le-Né 259 m²



SALE PRICE : 380 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

EXCLUSIVITY

22 Cours National Michel BARON
France, 17100, Saintes

PHONE : +33546977797
immobiliere@coldwellbanker.fr

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DESCRIPTION

Extending from this welcoming space, the light-filled living room provides a comfortable and convivial setting. An adjoining library creates a more intimate atmosphere, perfect for reading, relaxing or simply enjoying the tranquillity of the surroundings.

This level has been thoughtfully designed to combine everyday comfort and practicality. It also features a dedicated home office, ideal for remote working, a utility room and a separate WC.

Upstairs, the sleeping accommodation offers a more private and intimate atmosphere and comprises four bedrooms, including an elegant principal suite with its own bathroom, featuring both a shower and a bathtub. Three further generously proportioned bedrooms, together with a separate shower room, provide comfortable accommodation for family and guests.

Outside, the peaceful, mature and private garden offers a beautiful green setting, completely sheltered from overlooking properties. It is an ideal place to enjoy sunny days, entertain family and friends, or consider adding a swimming pool to further enhance this exceptional setting.

Two garages complete the property, one of which is currently arranged as a workshop, providing an ideal space for DIY enthusiasts, creative projects or any activity requiring additional generous workspace.

A charming property full of potential, combining warmth, functionality and character. It would be equally suited to a family home, a main residence or a hospitality or accommodation project.

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FEATURES

Property type:	House	Area:	259.82 m²	Property tax:	€2.00
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 156

Greenhouse gas emissions (GHG) index: A 5

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