COLDWELL BANKER
EUROPA REALTY

House Saint-Saturnin 204 m²



SALE PRICE : 430 500 €

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valproperty@coldwellbanker.fr

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DESCRIPTION

Nestled in a highly sought-after, gently rolling landscape, with open views stretching as far as the Sarthe region in the distance, this charming property sits on approximately one hectare (2.47 acres) of land, combining beautifully landscaped gardens and wooded areas, all fully enclosed to ensure privacy.

From the moment you step outside, the property offers an exceptional living environment: a spacious stone terrace, a beautifully integrated swimming pool, and a pool house with a covered seating area, perfect for making the most of sunny days surrounded by greenery.

Inside, the house offers generous proportions and tremendous potential, requiring only some updating to bring out its full charm.

The impressive living room, measuring over 80 sqm (861 sq ft), is flooded with natural light thanks to its triple aspect. At the heart of the home, its open fireplace creates a warm and welcoming atmosphere. The adjoining kitchen could easily be opened up to create an even more spacious, modern and sociable living area.

Single-level living is possible, with two bedrooms and a bathroom on the ground floor. Upstairs, you will find two additional bedrooms and a shower room.

The full basement provides a wealth of additional space, including a workshop, a large garage accommodating up to three vehicles, and a finished, heated area that could be used as a games room, home cinema, entertainment space or leisure room.

In terms of energy efficiency, the property benefits from a good energy performance rating (Class C), thanks to underfloor heating powered by a recently installed air-to-water heat pump (2024), ensuring both comfort and efficiency.

A rare opportunity thanks to its beautiful setting, generous living spaces and outstanding potential. An ideal property for either a primary residence or a holiday home, surrounded by nature.

Agency fees payable by the buyer.

Information regarding the risks to which this property is exposed is available on the French government website Géorisques: www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	204.47 m²	Property tax:	€2.00
Number of rooms:	6 rooms	Number of bedrooms:	4 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 144

Greenhouse gas emissions (GHG) index: A 5

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