

Maison Saint-Dié-des-Vosges 314 m²



PRIX DE VENTE : 546 000 €

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DESCRIPTION

Rare renovated bourgeois residence of 314 sqm – Energy Rating B – Walking distance to town centre and TGV station

Ideally located within walking distance of the town centre, TGV railway station, schools and everyday amenities, this elegant bourgeois residence built in 1954 offers approximately 314 sqm of living space in one of Saint-Dié-des-Vosges' most sought-after residential areas.

Extensively renovated over the years, the property successfully combines period charm with modern comfort and outstanding energy efficiency.

The ground floor features a welcoming entrance hall leading to several reception rooms, including a spacious living room, a dining room enhanced by a traditional Kachelofen stove, and an open-plan kitchen with central island and dining area. A home office and an additional ground-floor room offer flexibility for a guest bedroom, professional practice or independent workspace.

The upper floors provide up to eight bedrooms, several shower rooms and a variety of adaptable living spaces suitable for a large family, multi-generational living, remote working or guest accommodation.

Outside, a generous contemporary terrace extends the living areas towards a private landscaped garden of 678 sqm, offering a peaceful green setting right in the heart of town.

The full basement includes a double garage, workshop, cellars and extensive storage facilities.

Recent air-to-water heat pumps, a thermodynamic water heater, double-flow ventilation system, reinforced insulation and double-glazed PVC windows contribute to the property's excellent energy rating (B).

A rare opportunity combining character, space and modern comfort in a prime town-centre location.

Agency fees payable by the buyer.

€521,000 net seller price. €25,000 including agency fees.

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

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	314.0 m ²	Taxe foncière :	€3.00
NB de pièces :	13 rooms	NB de chambres :	8 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 80

Indice d'émission de gaz à effet de serre (GES) : A 3

