

Maison Bussac-sur-Charente 165 m<sup>2</sup>

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**PRIX DE VENTE : 357 000 €**

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**EXCLUSIVITÉ**

## DESCRIPTION

Nestled in peaceful surroundings, this superb architect-designed house built in 2005 offers a remarkable quality of life, just 10 minutes from Saintes and 3 minutes from amenities and schools.

Set in 3,187 m<sup>2</sup> of wooded grounds, this character property features a lovely, light-filled living room with wood-burning fireplace, three ground-floor bedrooms with two shower rooms, and a first-floor master suite with balcony for added privacy and comfort.

Outside, you'll enjoy a heated swimming pool with jacuzzi, ideal for relaxing in any season. The property is immaculately maintained, in a leafy, unoverlooked setting.

A double garage with galetât completes the property, offering numerous possibilities for conversion (workshop, storage, parking, etc.). A garden shed adjoining the machine room is ideal for storing all your maintenance equipment.

Located just 40 minutes from the ocean, this house is also ideal for swimming, fishing and water sports enthusiasts.

Risk information available on the website : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	165.0 m <sup>2</sup>	Taxe foncière :	€1.00
NB de pièces :	6 rooms	NB de chambres :	4 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

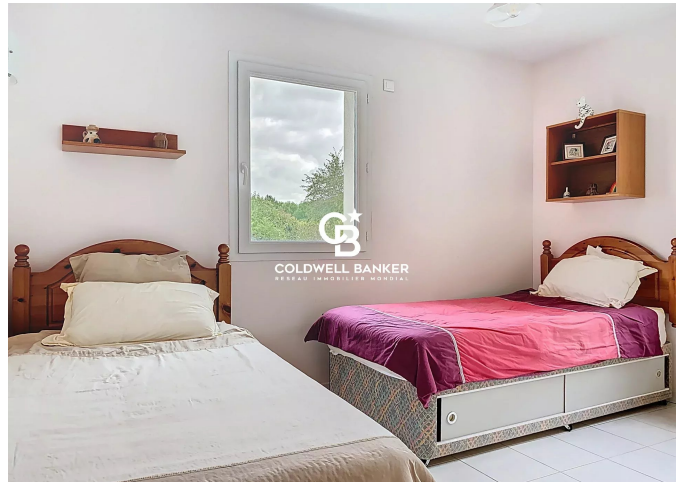
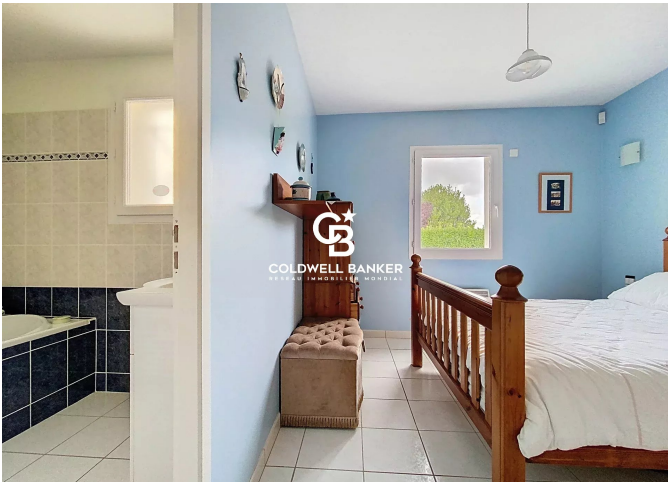
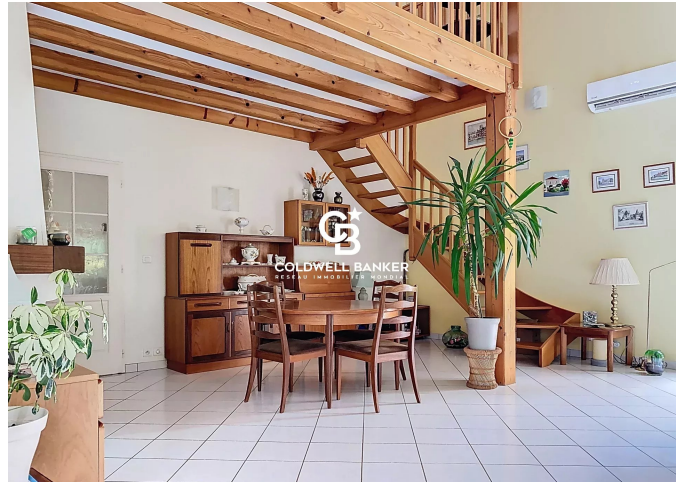
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 135

Indice d'émission de gaz à effet de serre (GES) : A 5



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