

Maison Chaniers 163 m<sup>2</sup>

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PRIX DE VENTE : 447 000 €

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## DESCRIPTION

Happiness can sometimes be found between Saintes and Chaniers...

Between town and country, this contemporary house built in 2011 welcomes you to a peaceful setting on over 1,700 m<sup>2</sup> of enclosed land.

From the moment you enter, light is the guiding theme: a spacious 55 m<sup>2</sup> living room, opening onto a fitted and equipped kitchen, creates a warm and refined atmosphere, ideal for entertaining or simply enjoying the tranquility of the place.

The fitted and equipped kitchen, open and functional, promises wonderful moments.

A generous master suite, designed as a true place of relaxation, has its own dressing area and private bathroom, ensuring privacy and comfort on a daily basis.

Three bright bedrooms complete the ensemble, each offering beautiful volumes and a soothing atmosphere.

A second, elegantly appointed bathroom completes this space dedicated to well-being.

The office, ideal for teleworking or quiet time, offers a functional and pleasant space for everyday use.

The garage accommodates one car and has a workshop area for DIY enthusiasts.

The swimming pool and terraces are set in a garden elegantly designed by Mother Nature.

A place that is both contemporary and soothing, where you instantly feel at home.

Risks information available at: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	163.0 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 165

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



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