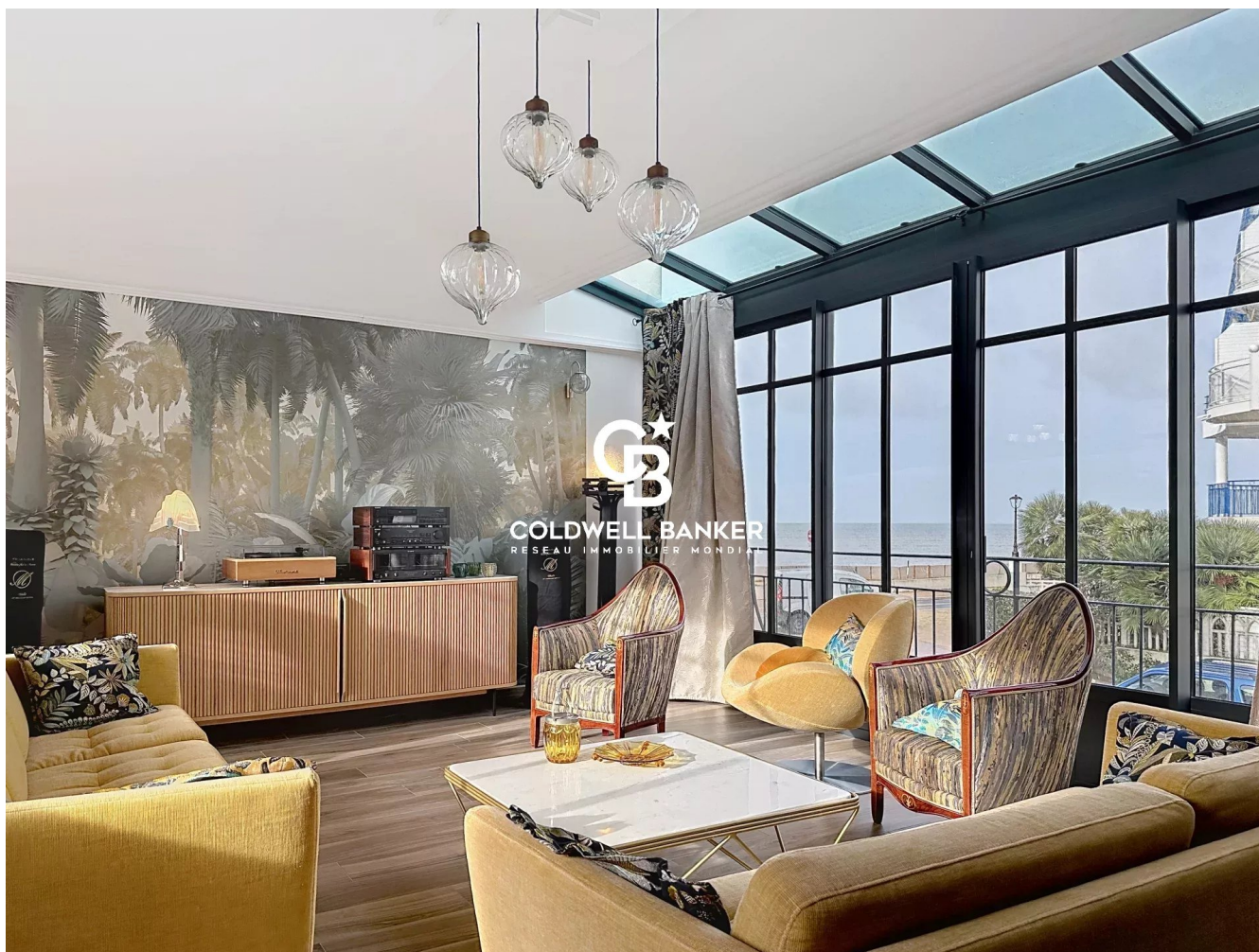


Maison Châtelailon-Plage 232 m²



PRIX DE VENTE : 1 986 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

DESCRIPTION

A house of character, where architecture, light, and the sea converse to offer a unique living experience on the Charente coast.

Just steps from the Châtelailon-Plage market, this entirely reimagined house pays tribute to the elegance of Art Deco in a contemporary interpretation where every detail has been designed to evoke emotion.

From the entrance, the volumes are impressive. The dual-aspect living room, bathed in light, opens on one side to a striking sea view, and on the other to an intimate solarium-style terrace, a true sanctuary for moments of relaxation away from prying eyes. The graphic lines, balanced proportions, and choices of materials create an atmosphere that is both warm and sophisticated.

The open kitchen, with its elegant lines and full equipment, naturally extends the living space and invites sharing in a resolutely convivial atmosphere.

On the ground floor, a master suite offers a cocoon of comfort and serenity, complemented by a separate toilet.

Upstairs, the sleeping area consists of three generous bedrooms, accompanied by two shower rooms with refined finishes and chic colors, as well as a separate toilet, designed for fluid family living or for entertaining with elegance.

The entire house has been decorated in a style blending mosaics, character, subtle curves, and contemporary touches, giving the place a strong and singular identity.

Finally, an extraordinary garage of over 100 m² completes this rare property, offering multiple possibilities: parking, creative space, workshop, or storage, according to your desires.

Risk information available on the website : www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	232.0 m ²	Taxe foncière :	€3.00
NB de pièces :	7 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

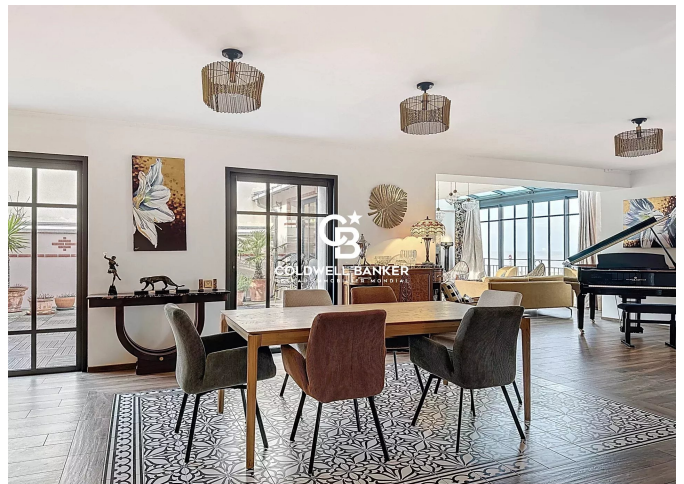
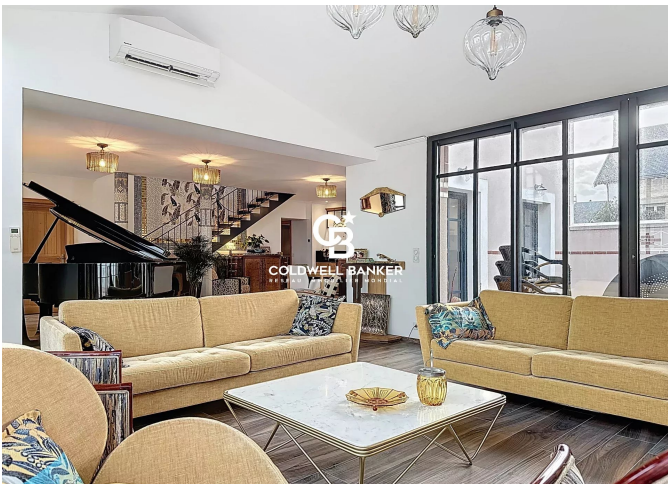
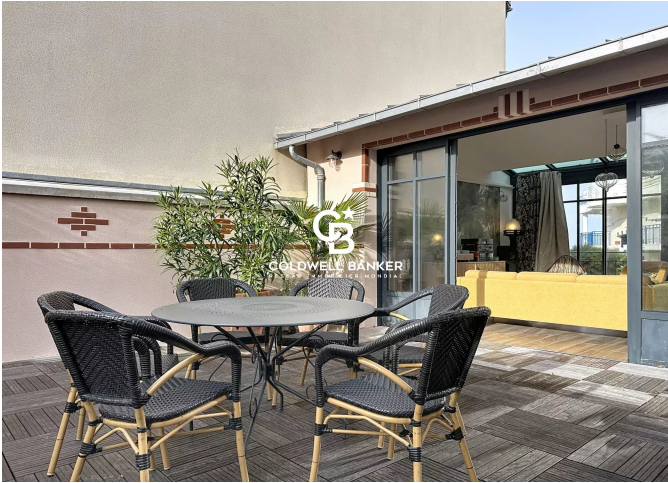
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 53

Indice d'émission de gaz à effet de serre (GES) : A 2



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