

Maison Saintes 215 m²



PRIX DE VENTE : 499 000 €

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EXCLUSIVITÉ

DESCRIPTION

Warm family home, completely renovated in 2024, located on a magnificent wooded plot of over 4,000 sqm, fully enclosed and secluded from any neighbors.

Ideally located in a sought-after village, just 5 minutes west of Saintes and 25 minutes from the beaches, it offers true single-story living.

The ground floor comprises an office, two bedrooms, and a bathroom, while the first floor has two additional bedrooms and a second shower room, ensuring comfort and privacy for family or guests.

The spacious living room of over 50 sqm, very bright and featuring a wood-burning stove, opens onto a large covered terrace overlooking the garden. Adjacent to this is a modern, fitted and fully equipped kitchen, offering optimal functionality.

A 32 sqm pantry, serving as a utility room, laundry room, and storage space, also houses the water softener and central vacuum system for everyday comfort.

An adjoining 30 sqm garage, additional storage space, and a gravel-floored wine cellar complete the amenities.

Outside, two garden sheds can be used to set up a workshop or store wood, depending on your needs.

Surrounded by greenery, fully fenced, and offering absolute tranquility, this rare property will undoubtedly appeal to nature lovers looking for a privileged living environment.

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

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	215.0 m ²	Taxe foncière :	€1.00
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

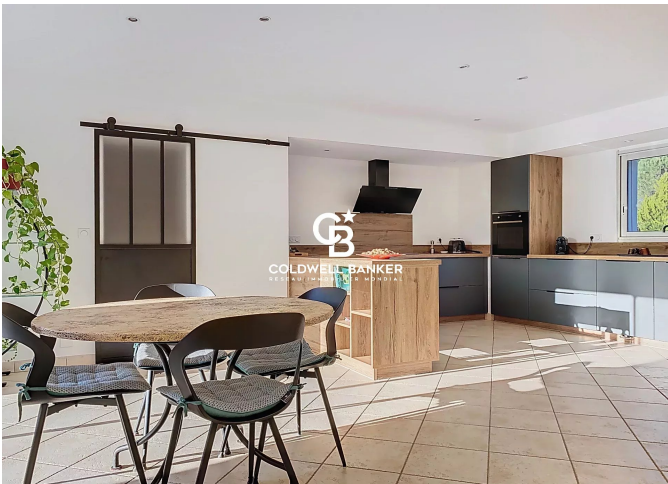
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 159

Indice d'émission de gaz à effet de serre (GES) : B 6



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