

Maison Chermignac 203 m<sup>2</sup>

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PRIX DE VENTE : 389 000 €

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## DESCRIPTION

Discover this charming house ideally located just 15 minutes from Saintes. Combining modernity and authenticity, this unique, warm, and vibrant home is perfect for a family seeking tranquility and plenty of space for daily life.

### The Ground Floor: Comfort and Single-Level Living

In the winter, gather in the cozy living room around the modern fireplace. Right next to it, the bright and open-concept kitchen is perfect for sharing long dinners.

This level offers convenient single-level living with a private master suite:

A large master bedroom with a walk-in closet and ensuite shower room.

A second separate bathroom to make busy family mornings run smoothly.

Upstairs, 3 bright and independent bedrooms form a cozy, private cocoon. It is the perfect territory for children or teenagers, or for setting up a quiet home office space.

Outside, large and private tree-lined grounds. In the heart of this lush green garden, the swimming pool becomes the focal point of sunny days, promising wonderful summer afternoons. A true holiday feeling all year round, without ever leaving home.

A unique and vibrant house that is just waiting for you.

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	203.0 m <sup>2</sup>	NB de pièces :	7 rooms
NB de chambres :	4 bedrooms				

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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) : B 94

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



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