

Maison Fontcouverte 191 m<sup>2</sup>

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PRIX DE VENTE : 460 000 €

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EXCLUSIVITÉ



## DESCRIPTION

Discover this splendid "Charentaise" home, ideally located in Fontcouverte, a sought-after village prized for its tranquility and high quality of life. Nestled in a privileged setting, this south-facing character property offers a perfect blend of period authenticity and modern high-end features.

Its location is strategic: just 6 minutes from the historic town center of Saintes, allowing you to enjoy the serenity of the countryside without sacrificing urban conveniences.

### Immaculate Exteriors for Total Privacy

Set on a superb flat, wooded plot, this property is a truly private retreat. The perfectly maintained garden is guaranteed to be private and free from any disturbances.

For your comfort, the outdoor space features:

A swimming pool with ideal sun exposure for summer days.

An automatic gate for secure access.

Multiple private parking spaces.

### Single-Level Living and Generous Volumes

The highlight of this home is undoubtedly its optimized layout. The ground floor has been designed to offer fluid and comfortable single-level living, featuring a master suite with a private shower room.

The reception areas, spanning over 48 sqm, consist of an elegant dining room and a cozy living room equipped with a fireplace insert—perfect for winter evenings. The kitchen, the true heart of the home, is fully equipped, can accommodate a range cooker, and opens directly onto a spacious terrace for alfresco dining.

The ground floor also includes:

A bright playroom.

An office with an industrial-style glass partition (verrière), ideal for remote work.

A second shower room with toilet, a pantry, and a laundry room.

### An Upper Floor Dedicated to Rest

Upstairs, a landing leads to three comfortable and light-filled bedrooms. You will be charmed by the teak shower room, offering a modern and refined design, as well as a separate toilet.

## Flawless Maintenance and Performance

This property is in move-in condition with no work required. It has been maintained with exemplary rigor. On the technical side, the roof is in perfect condition, and the house is equipped with solar panels for hot water production, ensuring optimal energy efficiency and daily savings.



## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	191.0 m <sup>2</sup>	Taxe foncière :	€1.00
NB de pièces :	9 rooms	NB de chambres :	5 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)

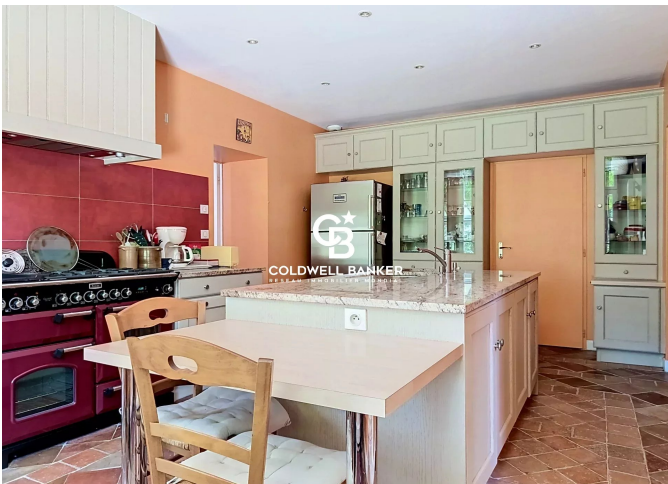
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 179

Indice d'émission de gaz à effet de serre (GES) : D 32



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