

Maison Mirambeau 170 m<sup>2</sup>

---



PRIX DE VENTE : 449 000 €

---

EMAIL : [IMMOBILIERE@COLDWELLBANKER.FR](mailto:IMMOBILIERE@COLDWELLBANKER.FR)

## DESCRIPTION

Stone-built character property, fully renovated and nestled in a quiet, easily accessible environment, offering breathtaking views of the surrounding countryside. This is an ideal location to combine serenity, modern comfort, and unforgettable shared moments.

The comfort and harmony is just perfect for enjoyable time with family and friends. The bright living area is the heart of the house, opening onto a perfectly arranged space with a modern and functional open-plan kitchen, a welcoming dining room, and a cosy living room with its fireplace.

**View & Terrace:** This entire space opens directly onto the front terrace, a perfect spot for breakfast or an aperitif while contemplating a truly peaceful view of the hills and fields.

**Private Suites:** The house has been designed for everyone's comfort, offering three magnificent suites upstairs, each with its own private bathroom or shower room.

**Single-Storey Living Option:** For maximum practicality, the ground floor also features a fourth bedroom and a separate bathroom.

The exteriors are a unique living and play area and a permanent invitation to relaxation and leisure, all enhanced by the surrounding nature. Enjoy a large 'L'-shaped swimming pool, surrounded by vast terraces. This swimming area is an exceptional place to relax, offering the same unobstructed and soothing view of the countryside as the house.

The terraces are designed to guarantee pleasant family and friendly moments! You will find an unusual shelter dedicated to children's games and a complete summer lounge, allowing for all imaginable games for the enjoyment of young and old.

For perfect organization of leisure activities and maintenance, several outbuildings are available, including a changing room with shower and WC adjacent to the pool, and storage spaces dedicated to bicycles and tools.

The entire property is easily accessible, located just 5 km from a motorway access point in the south of the Charente Maritime department.

## CARACTÉRISTIQUES

---

Type de bien :	Maison	Surface :	170.0 m <sup>2</sup>	NB de pièces :	7 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)

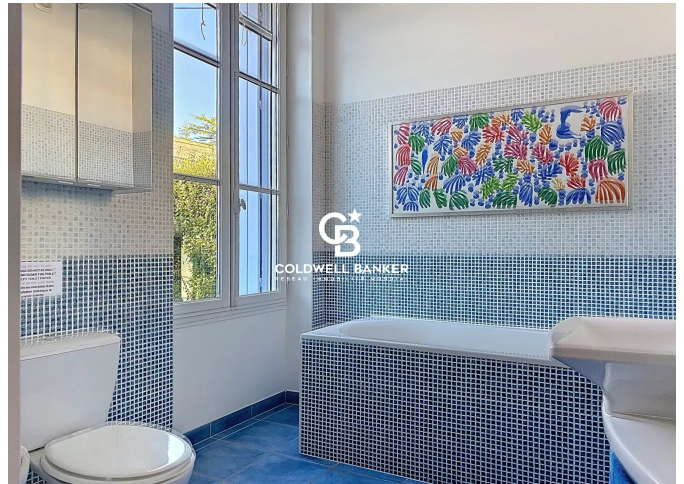
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 98

Indice d'émission de gaz à effet de serre (GES) : C 24



**COLDWELL BANKER**  
**EUROPA REALTY**



22 Cours National Michel BARON  
France, 17100, Saintes



TÉL : +33546977797  
[immobiliere@coldwellbanker.fr](mailto:immobiliere@coldwellbanker.fr)