

Maison Saint-Nazaire-sur-Charente 230 m²



PRIX DE VENTE : 360 000 €

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EXCLUSIVITÉ

DESCRIPTION

In the heart of a preserved natural environment, this charming old building has been transformed into a warm and welcoming home where authenticity meets generous proportions.

This character property enjoys a privileged location, just 20 minutes from Rochefort, 5 minutes from Soubise and its shops, and 5 minutes from Port-des-Barques, a charming coastal village bordering the Atlantic.

The house features a living room of over 50m² with 4-meter-high ceilings. This living space offers a soothing view of the garden, its private windmill, the willow trees, and the majestic umbrella pine. The fireplace, exposed stonework, and exposed beams create a convivial and timeless atmosphere.

Behind a stone archway, the kitchen is revealed. Spacious and functional, it naturally invites shared meals and moments of togetherness.

Also on the ground floor, there are three bedrooms and a shower room.

Upstairs, a mezzanine serves as a second living area, alongside a fourth bedroom of nearly 30m².

The house also boasts a summer kitchen as well as a versatile room that can be used as a gym, pantry, or storage space, opening onto another part of the grounds.

Outside, the south-east facing garden reveals a rare, bucolic setting. The grounds are made up of several distinct areas: a large meadow ideal for outdoor games and entertaining, a pond where fish and frogs can thrive, a shaded clearing beneath the trees, and a table nestled under a willow—perfect for fully enjoying the tranquility and surrounding nature.

A workshop completes the property, offering possibilities for DIY projects, storage, or vehicle parking.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	230.0 m ²	NB de pièces :	8 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 172

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



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