

Maison Saint-Sever-de-Saintonge 631 m²



PRIX DE VENTE : 690 000 €

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DESCRIPTION

On the edge of the countryside, gently punctuated by birdsong, lies a rare gem: two houses harmoniously nestled in lush greenery, perfectly in tune with the serenity of their surroundings.

The main house, measuring approximately 250 m², embodies the timeless elegance of Charente architecture: exposed stonework, noble beams, generous volumes. It has been successfully reinvented with modernity and well-being in mind, notably thanks to its indoor swimming pool with counter-current system, a real invitation to relax.

The living areas, bathed in Charente sunlight, offer a cosy lounge, a living room overlooking the indoor swimming pool, a convivial kitchen/living room and a ground-floor bedroom that can be converted into an office if desired.

Upstairs, three relaxing bedrooms, a dressing room and two refined shower rooms make up a perfectly balanced sleeping area.

The secondary house, meanwhile, surprises with the quality of its facilities, worthy of a semi-professional accommodation structure.

Designed to accommodate large families, friends or groups, it offers six bedrooms, four showers, three toilets, a fully equipped kitchen and two large reception or seminar rooms. The whole property is maintained with impeccable care.

Finally, the wooded grounds, populated with a variety of species, envelop the property in an atmosphere of absolute calm, where peace and contemplation become a way of life.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	631.0 m ²	Taxe foncière :	€2.00
NB de pièces :	14 rooms	NB de chambres :	9 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

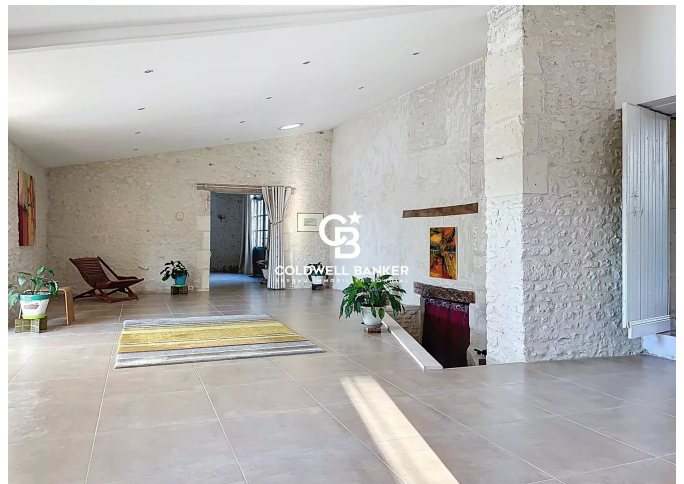
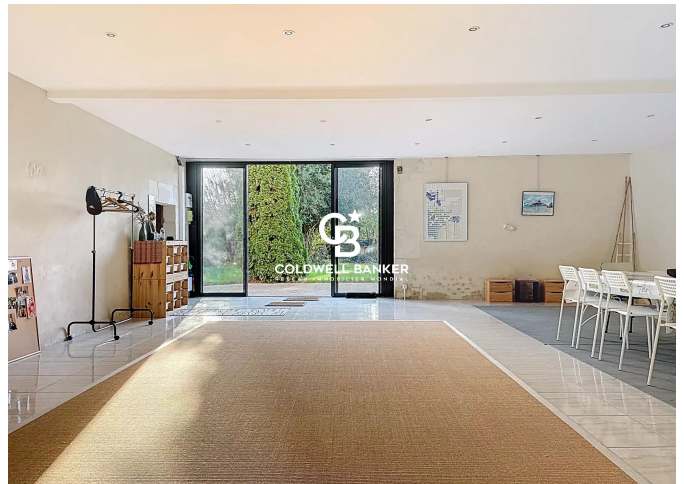
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 160

Indice d'émission de gaz à effet de serre (GES) : A 4



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