

Maison Saintes



PRIX DE VENTE : 899 000 €

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EXCLUSIVITÉ

DESCRIPTION

Discover this charming hôtel particulier (private mansion), ideally located in a peaceful setting right in the heart of downtown Saintes. A rare opportunity on the luxury real estate market in Charente-Maritime.

Period Charm and Generous Volumes

Right from the entrance hall, the tone is set: a vast reception area featuring an authentic period staircase leads to the living spaces. The living and dining rooms reveal all the character of yesteryear, boasting original woodwork, period fireplaces, and remarkably high ceilings.

Generous Sleeping Quarters and a Home Office

The main sleeping area features a high-end master suite complete with a private lounge, dressing room, en-suite bathroom, and a spacious bedroom.

In addition, the property offers:

Two spacious bedrooms with an independent bathroom.

A large office, perfect for remote work or a professional practice.

A fourth additional bedroom.

Independent Apartment & Outbuildings

Perfect for hosting guests, running a bed and breakfast (chambre d'hôtes), or as a rental investment, the property includes a secondary apartment equipped with a kitchenette, a living room, a bedroom, and a shower room.

The outbuildings offer unique potential:

A large, light-filled artist's studio.

A cozy summer lounge.

A cellar and numerous storage rooms.

A Private Courtyard Garden

Outside, you will fall under the spell of a tastefully landscaped inner garden. A unique, private haven of peace right in the city center.

A Strategic Location

This property is ideally situated between Bordeaux and La Rochelle, within immediate proximity to local shops, the train station, and major highway links.

CARACTÉRISTIQUES

Type de bien : Maison Taxe foncière : €3.00 NB de pièces : 12 rooms

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) : D 221

Indice d'émission de gaz à effet de serre (GES) : D 48



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