

Maison Saintes 145 m²



PRIX DE VENTE : 378 000 €

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DESCRIPTION

Ideally located just a few minutes' walk from the city center, highway access, shopping centers, and public transport, this 1970s house is set on a magnificent wooded plot with no overlooking neighbors.

The main house, mostly on a single level, offers a very bright dual-aspect living room, a fitted and equipped kitchen, three comfortable bedrooms, and a shower room. A functional and pleasant layout for daily life.

The garden level provides a genuine second independent living space, including two bedrooms, a shower room, and a room to be converted according to your needs: housing for a relative, a teenager's area, professional activity, or rental income.

You will enjoy an exceptional outdoor area dedicated to relaxation with a summer kitchen, swimming pool, and spa, in a quiet and private environment.

A double garage completes this property with numerous possibilities for evolution.

- ▣ Sought-after location
- ▣ Total privacy
- ▣ Spacious rooms
- ▣ Great potential

An ideal home for a family or a flexible life project.
Must be visited without delay.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	145.0 m ²	Taxe foncière :	€3.00
NB de pièces :	8 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

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 188

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



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