

Maison Saintes 159 m<sup>2</sup>

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PRIX DE VENTE : 460 000 €

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## DESCRIPTION

This easy-to-live-in home allows you to immediately picture yourself enjoying a  and pleasant lifestyle right in the heart of the city.

The entrance leads to a first suite on the left, complete with a shower room, sink, and toilet, while to the right, a bright living room opens up through large bay windows.

Heating is provided by a pellet stove, complemented by mains gas.

Extending from the living room, you'll find a charming dining area set within a glass conservatory, offering the unique feeling of dining outdoors while enjoying the comfort of being inside.

The fully fitted and equipped kitchen is partially open to the dining area, creating a practical and sociable layout.

Upstairs, the sleeping area is arranged as follows:

- a second, distinctive master suite to be discovered during your visit
- two additional bedrooms with built-in storage
- a separate shower room

Outside, the garden has been designed for low maintenance while remaining a pleasant space to enjoy. It features a swimming pool that blends seamlessly into the setting — a rare asset for a town-centre property.

A double garage completes the property, offering a level of convenience that is highly sought after.

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	159.0 m <sup>2</sup>	Taxe foncière :	€2.00
NB de pièces :	6 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](http://www.georisques.gouv.fr)

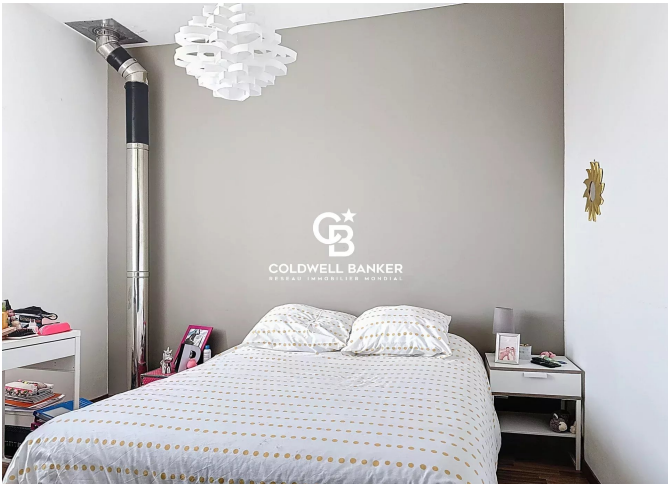
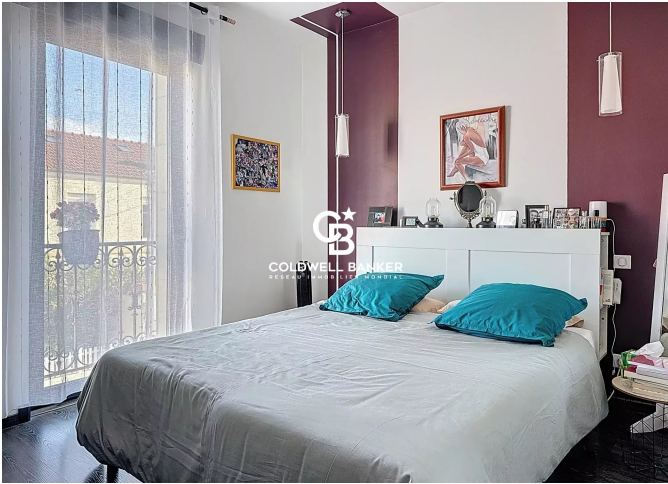
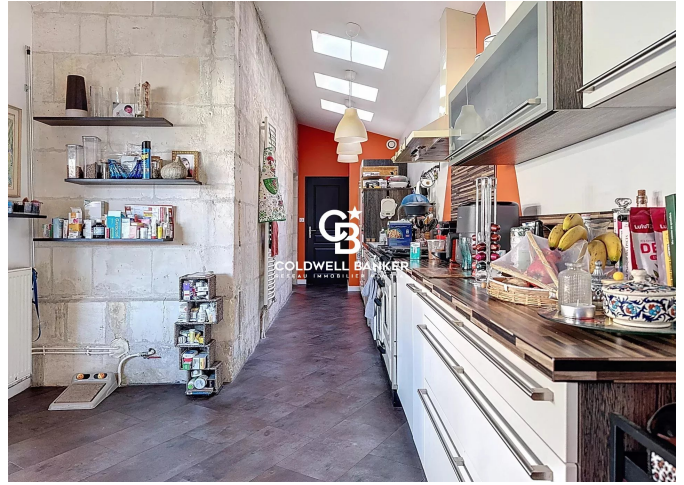
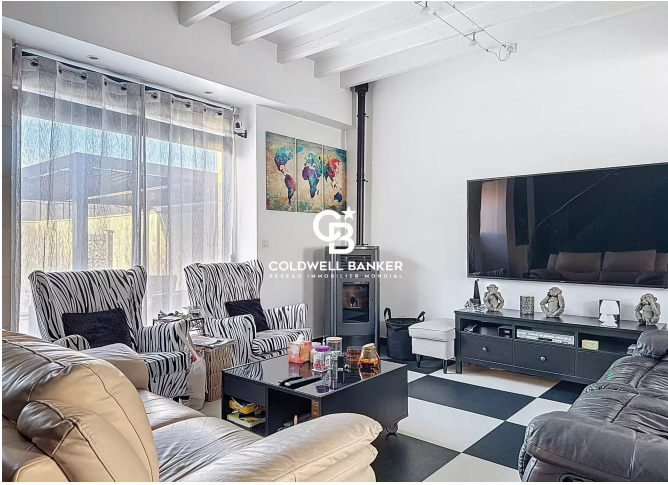
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 121

Indice d'émission de gaz à effet de serre (GES) : C 20



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