

Maison Saintes 168 m<sup>2</sup>

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PRIX DE VENTE : 556 000 €

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## DESCRIPTION

Discover this exceptional architect-designed home located in a quiet and highly sought-after area of Saintes. Spanning approximately 165 sqm of living space, this contemporary property with sleek lines was meticulously designed to capture natural light throughout the day.

With quick access to major highways and the train station, this home offers an easy commute to the Atlantic coast or Bordeaux, making it a strategically located primary residence.

### Energy Efficiency & Sustainability

Boasting a rare energy performance with an "A" rating (DPE), this house guarantees controlled energy consumption and optimal thermal comfort in every season. The high-quality insulation and state-of-the-art technological equipment make this a sustainable investment, meeting the strictest environmental standards.

### A Functional Family Layout

Comfort is at the heart of the design:

### Living Spaces Focused on the Outdoors

The ground floor opens onto a bright, dual-aspect reception room where large floor-to-ceiling windows blur the line between the interior and the landscaped garden. The fully fitted and equipped kitchen features a friendly dining area, perfect for family gatherings.

A private master suite offering single-story living, plus an independent home office completes this floor.

Upper Floor: Two spacious bedrooms, a shower room, and a large, versatile landing (ideal for a playroom, library, or art studio).

### Exterior & Amenities

Outside, the garden is a lush sanctuary designed for low maintenance while maintaining a sophisticated aesthetic. The sunny terrace extends the living space and frames a generously sized, secured, and perfectly maintained swimming pool. It is the ideal setting for summer entertaining or relaxing in total privacy.

### Quality Features & Peace of Mind

The property includes an integrated garage and high-end contemporary finishes. Built with durable materials, it still benefits from the ten-year builder's warranty (garantie décennale), ensuring total peace of mind.

This is a rare opportunity on the Saintes market for buyers seeking modernity and a refined lifestyle.

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	168.0 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)

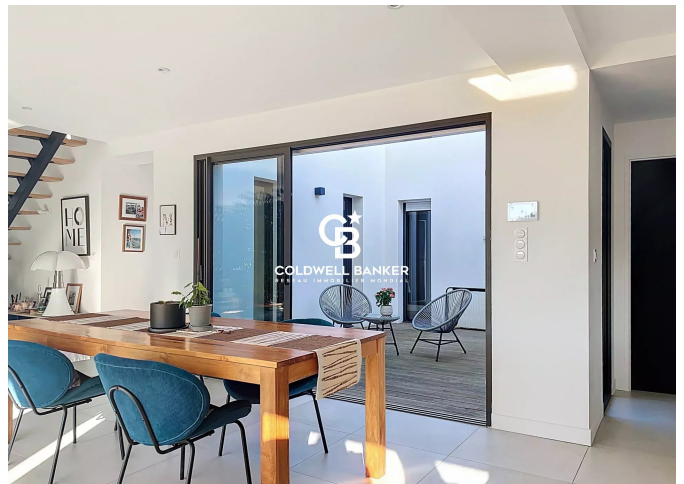
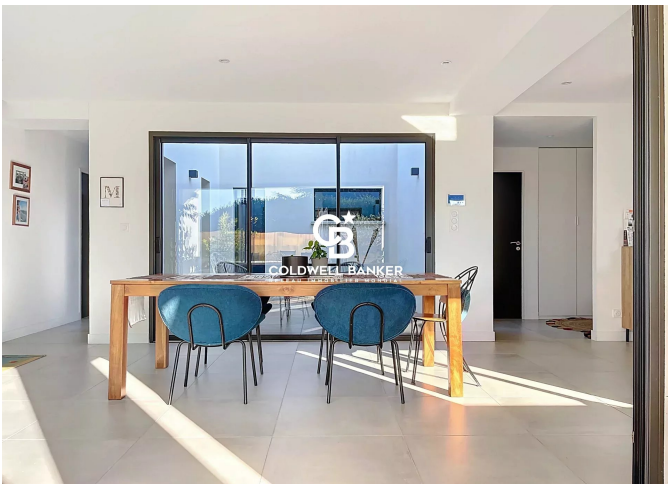
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 54

Indice d'émission de gaz à effet de serre (GES) : A 2



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