

Maison Saintes 216 m<sup>2</sup>

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PRIX DE VENTE : 549 000 €

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## DESCRIPTION

This beautiful home captivates with its authentic character, high ceilings, original hardwood floors, and generous volumes. With open views and a peaceful atmosphere, it is perfect for a family or for those who love to entertain in a warm and welcoming setting.

The rooms are centered around the elegant wooden staircase, in a living space ideally located in the heart of Saintes' city center, on a quiet and sought-after street.

From the moment you step inside, the house reveals a spacious and bright living area, where each room flows harmoniously into the next. The fully equipped and functional kitchen opens directly onto the terrace and pool, creating a seamless connection between indoor and outdoor living. The library can easily be converted into a ground-floor bedroom, offering appreciated accessibility.

The sleeping quarters are spread over two upper floors. The master suite is both spacious and private. The three additional bedrooms, along with a modern shower room, provide a comfortable space for family and guests.

Overlooking the pool, the game room invites relaxation and can be adapted to suit your needs.

The 65 m<sup>2</sup> basement offers generous storage space, and the bike storage room—accessible from the street—adds to the home's comfort and convenience.

Its prime location allows you to enjoy the vibrant neighborhood lifestyle, with shops, schools, and all amenities within walking distance—making daily life both pleasant and practical.

Risk information available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	216.0 m <sup>2</sup>	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](http://www.georisques.gouv.fr)

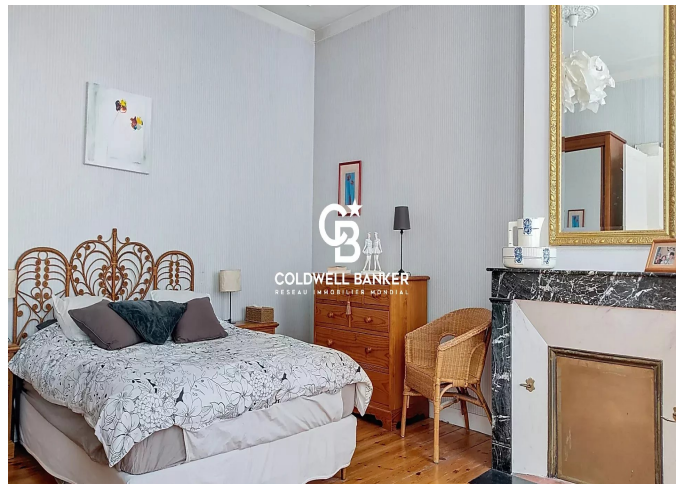
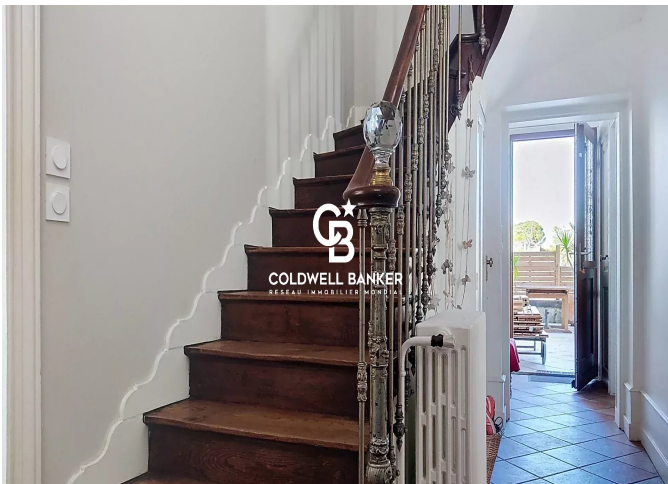
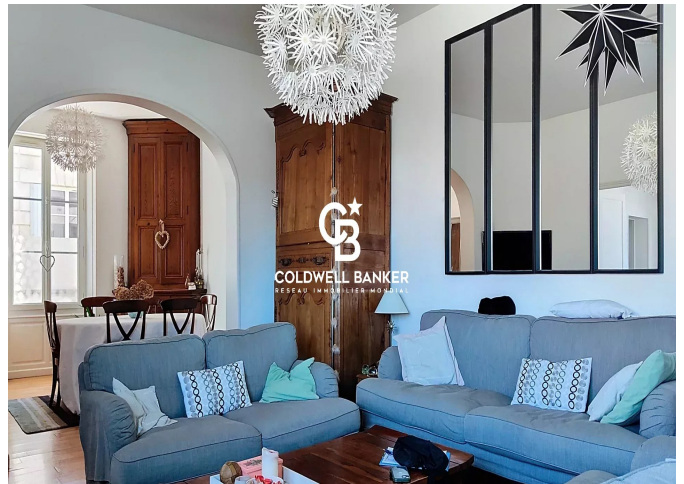
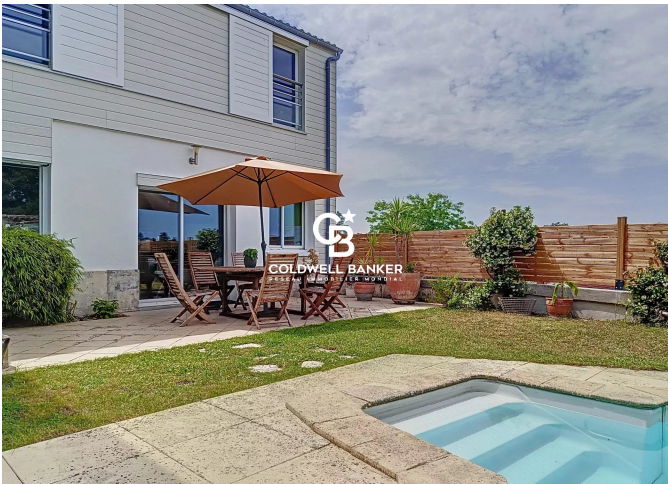
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 212

Indice d'émission de gaz à effet de serre (GES) : D 36



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