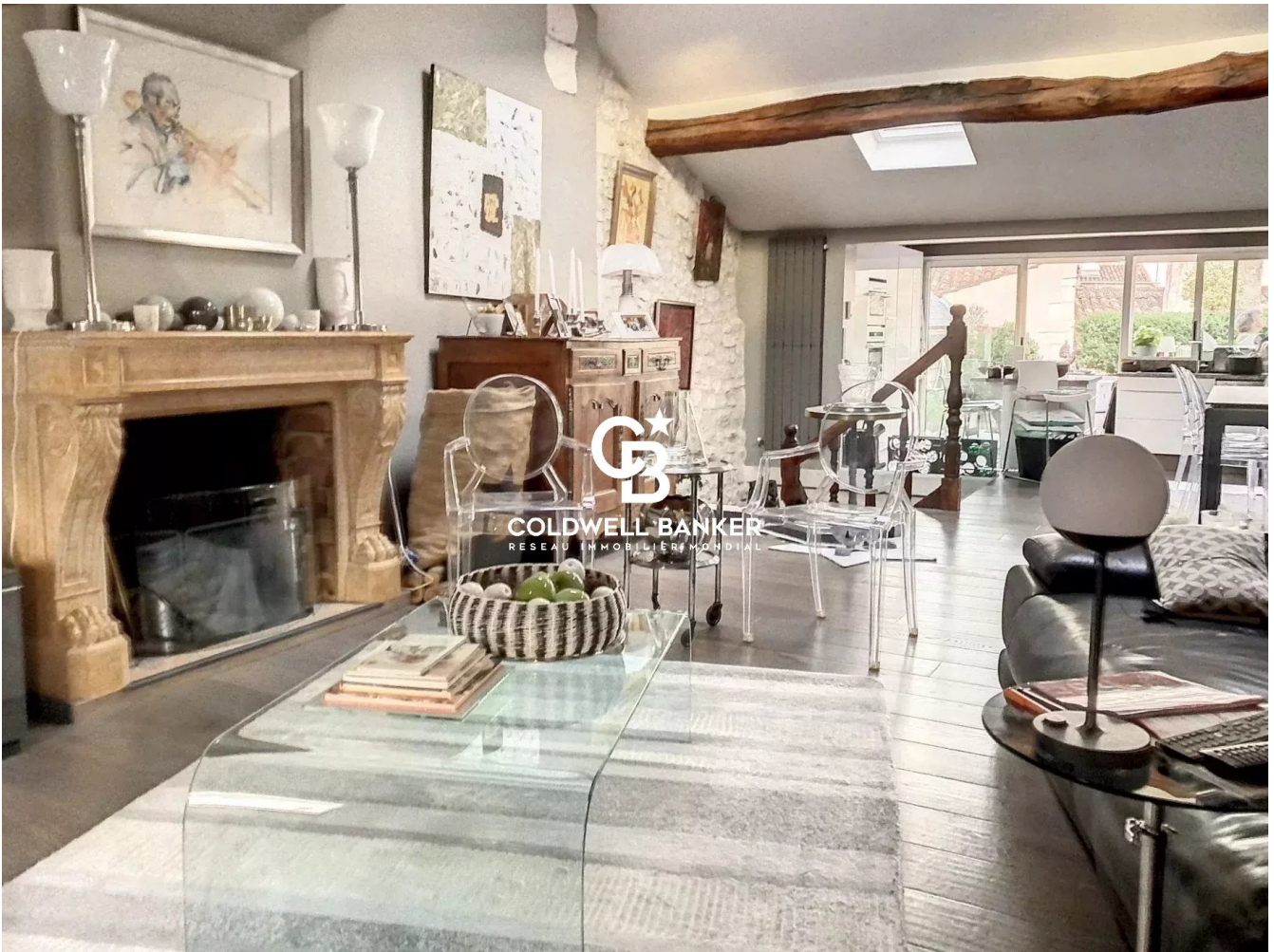


Maison Saintes 300 m²



PRIX DE VENTE : 490 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

Located in the heart of Saintes' historic center on the highly sought-after Left Bank, this characterful stone building, dating from the 17th and 18th centuries, represents a rare heritage opportunity. It combines an exceptional location and architectural prestige with high investment potential.

The building stands out for its remarkable technical layout, which allows for the installation of an elevator serving all levels, from the ground floor to the top floor, ensuring optimal comfort and long-term asset value.

On the ground floor, a 1,500 sq. ft. (approx. 140 m²) commercial unit benefits from outstanding visibility and a strategic location, offering immediate rental yield or the possibility of establishing a professional activity. Entirely independent access points between the commercial and residential spaces ensure a perfect separation of use, meeting the requirements of the most discerning investors.

The upper floors house an exceptional triplex apartment, fully renovated to high-end standards, blending period charm with an elegant contemporary approach. The generous volumes and remarkable natural light highlight a vast living room with a premium fully-equipped kitchen and fireplace, several bedrooms including a master suite, and a large office—ideal for professional use or refined residential living.

The triplex features first-rate technical comfort, including integrated air conditioning and double-glazed aluminum joinery, ensuring optimal thermal and acoustic insulation, as well as absolute well-being throughout the seasons.

The property opens onto an intimate terrace offering an unobstructed view of Saintes Cathedral—a true visual and emotional signature of this exceptional home.

This building offers rare investment flexibility: a secure rental investment, mixed-use professional and residential occupancy, or the acquisition of a prestigious real estate asset with high added value, right in the city center and in immediate proximity to all amenities.

A premium real estate asset, combining elegance, profitability, and permanence within an iconic district of Saintes.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	300.0 m ²	Taxe foncière :	€2.00
NB de pièces :	10 rooms	NB de chambres :	3 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

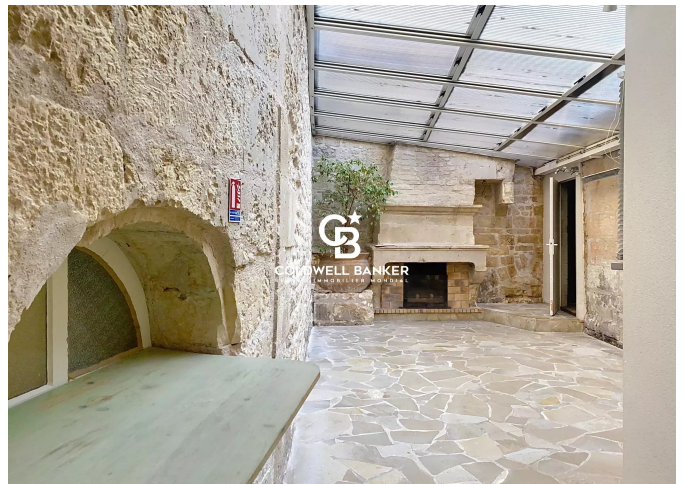
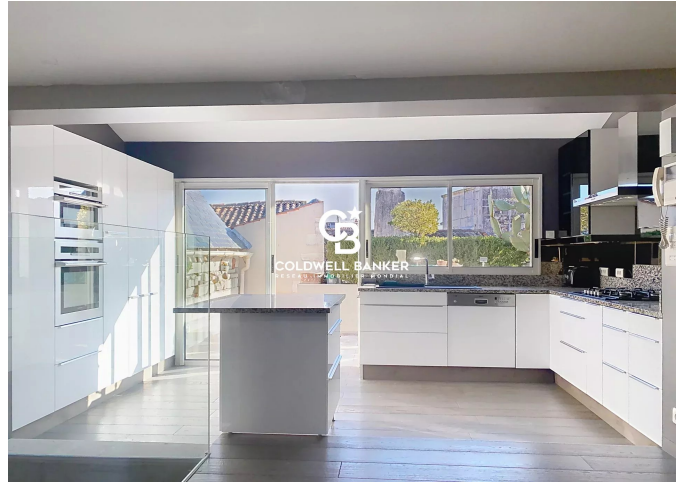
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 175

Indice d'émission de gaz à effet de serre (GES) : D 31



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