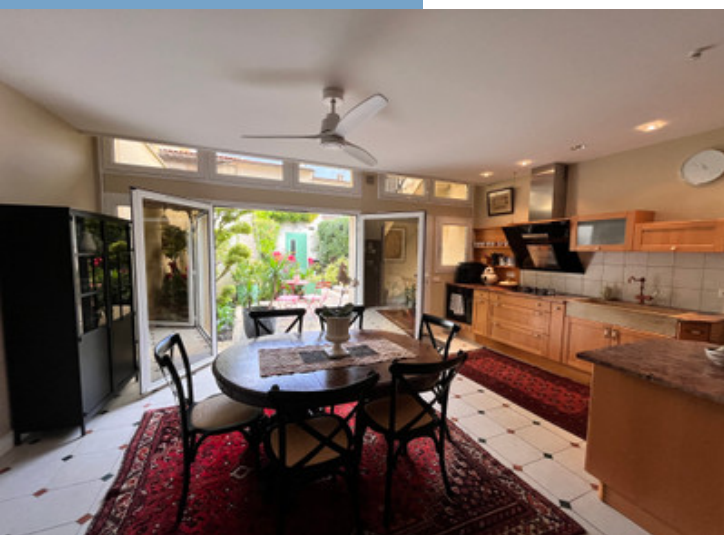
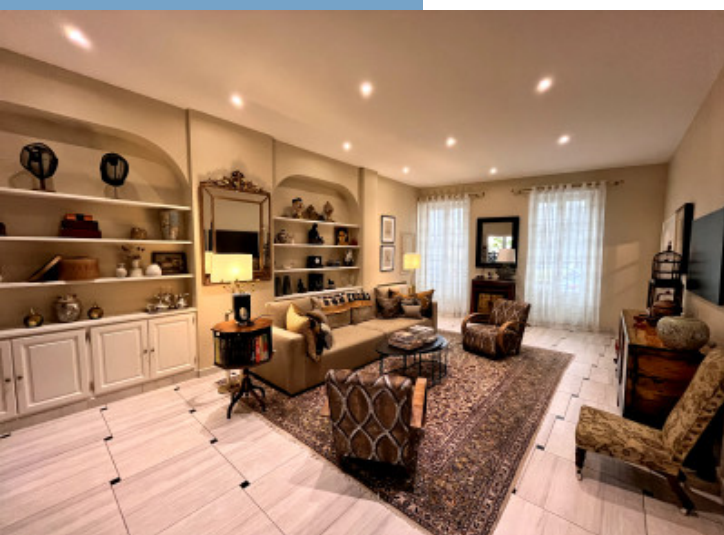




ELEGANT BOURGEOIS HOME WITH
INDEPENDENT STUDIO, DOUBLE GARAGE &
EVERYTHING ON YOUR DOORSTEP

ELEGANT BOURGEOIS
HOME WITH
INDEPENDENT STUDIO,
DOUBLE GARAGE &
EVERYTHING ON YOUR
DOORSTEP...



PROPERTY FACT FILE	
REFERENCE	A47538EB17
PRICE	€ 795,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	4
ACCOMMODATION	270 m²
LAND	50 m²
TOWN	Saintes
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Mains drainage, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- Stunning house packed with original features
- Exceptionally finished inside and out
- Walking distance to everything you want
- Cellar, wine cave, garage and independent studio
- Stunning courtyard garden and terraces

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Imagine leaving the car at home and strolling to the morning market for fresh produce, enjoying coffee at a local café, then returning home for lunch in your private garden. In the evening, walk into the historic centre for dinner or take a leisurely stroll along the Charente.

DESCRIPTION

Ground floor: Entrance, 54m² living room, fitted kitchen, utility room, dining area and 5.6m² bathroom with walk-in shower.

First floor: Second sitting room with balcony, 27m² dining room opening onto a large private terrace, second fitted kitchen and shower room.

Second floor: Principal bedroom with en-suite shower room, second bedroom with washbasin and office/possible additional bedroom.

Attic: Spacious converted bedroom with bathroom and excellent built-in storage.

Independent studio: Living room, kitchenette, bedroom and shower room, located above the double garage.

Basement: Approximately 70m² with laundry room, workshop and temperature-controlled wine cellar.

For international buyers discovering Saintes for the first time, the town offers a wonderful combination of history, culture and relaxed French living. With more than 2,000 years of heritage, elegant architecture, the Charente River, lively markets, restaurants and cafés, Saintes has an authentic character that is increasingly difficult to find.

The Atlantic coast is also within easy reach, while Bordeaux and La Rochelle are approximately an hour away by car, making this an ideal base for exploring the wider region.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A47538EB17>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

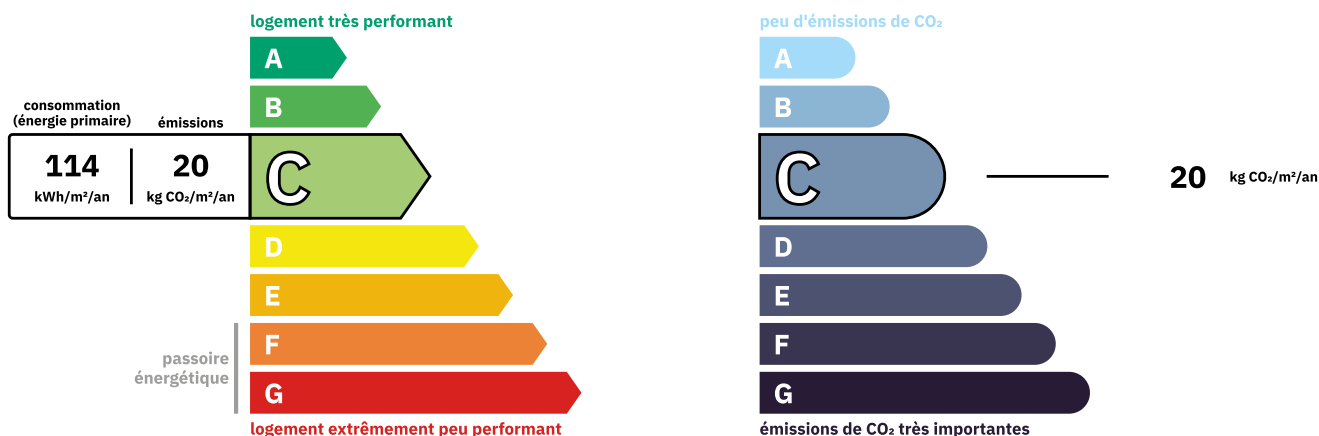
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



Property Moderately efficient
Estimated annual energy costs
between 1720 € and 2380€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A47538EB17
FILE COMPLETE
AND PHOTOS
ON REQUEST

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