

Elegant Bourgeois Home with Independent Studio, Double Garage & Everything on Your Doorstep



INFORMATION

Town:	Saintes
Department:	Charente-Maritime
Bed:	5
Bath:	4
Floor:	270 m2
Plot Size:	50 m2

IN BRIEF

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.

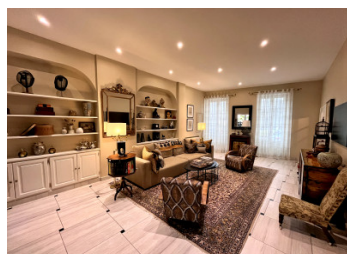
Behind its elegant façade, the house combines beautiful period character with the space and flexibility of a substantial family home. Generous reception rooms, fitted kitchens, 5/6 bedrooms, a home office and converted attic provide plenty of room for family and guests.

The large private terrace is perfect for long summer lunches and entertaining, while the independent studio above the double garage offers a private space for family or friends.

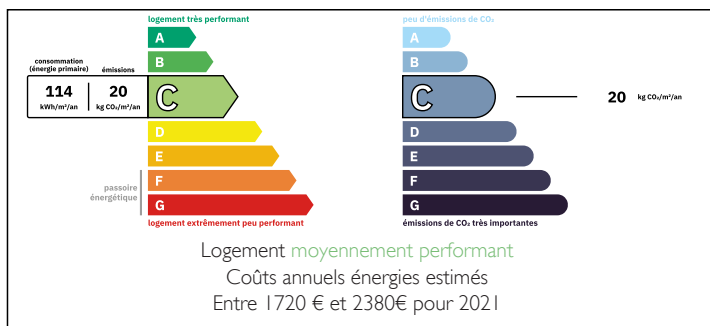
With a substantial basement, workshop, studio, wine

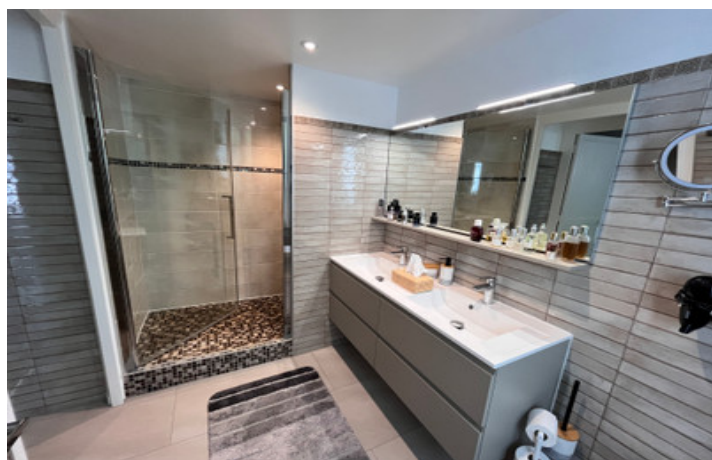
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



ENERGY - DPE





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>

NOTES