

An impressive much renovated family home with recent pool and numerous period features



INFORMATION

Town:	Saint-Simeux
Department:	Charente
Bed:	6
Bath:	3
Floor:	275 m2
Plot Size:	4232 m2



IN BRIEF

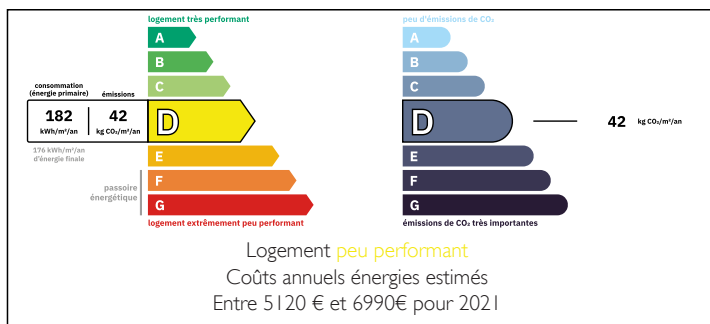
Set in a small hamlet just 5 minutes from pretty Chateaufort-sur-Charente which has all main commerces.

The house has been renovated over the last 10 years and offers spacious family living. There is also a guest house attached, ideal for visitors. In total there are 7 bedrooms and 3 bathrooms.

This is a rare find in this much sought after riverside village. It offers a large family home with the potential of gite rental.

Just 20 minutes to Angoulême and just over an hour to Bordeaux, this is a great house and a must to view.

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 822 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The original house, now the guests accommodation was the original farmhouse to this extensive property dating back to the 1700's.

There is a wealth of original features in the house and because of its farming history, along with extensive barn areas too.

You approach the house through a huge Charentaise gated arch, a unique feature to this part of the world. There is a large courtyard with access to the rear of the house and the numerous barn areas.

On entering through the impressive arched gateway, to your right is the main house and the very recent and extremely attractive in-ground swimming pool on your left.

An old bread oven stands in the corner of the enclosed courtyard waiting to be brought back to life. Ideal for pizza!

There were a range of small buildings now converted into a shaded seating area, ideal for outdoor dining and long, warm summer evenings.

This house is quite unusual as it has windows and doors on the north and south facing walls. Normally, windows and doors were never fitted to the cold north face. With the added benefit of double glazing throughout, the property is cooler in summer and cosy during the cooler months.

This gives the whole house a light airy feel.

The back door leads into a the main hall with the sitting room (30m2) off to one side. There is exposed stone wall and a beautiful original open fireplace.

On the other side is...