

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

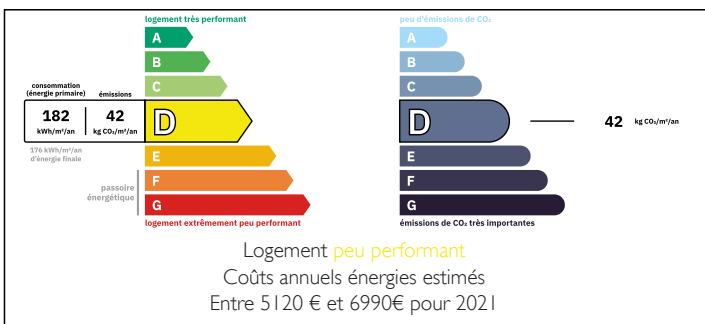
Set in a small hamlet just 5 minutes from pretty Chateaufort-sur-Charente which has all main commerces.

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.



DESCRIPTION

Grand Charente Country Estate – Spacious House with Pool & Guest Annexe

Discover a rare opportunity in the heart of the Charente countryside: a beautifully renovated 275 m² family house, nestled on a generous 4,232 m² plot, just 5 minutes from Châteauneuf-sur-Charente. This large, characterful property includes 6 bedrooms, 3 bathrooms, and a charming 2-bedroom guest annexe, making it ideal for both personal use and income generation.

Key Features:

Expansive Living Spaces: Large reception rooms create an open, welcoming flow — perfect for family life and entertaining.

Guest Accommodation: The independent annexe (2 bedrooms) offers flexibility — rent it as a gîte, welcome friends, or host long-term guests.

Outdoor Lifestyle: A recently installed swimming pool sits within the grounds, surrounded by mature landscaping and outdoor entertaining areas.

Character & Authenticity: Original period features have been lovingly preserved, blending charm with modern comfort.

Generous Grounds: Over 4,200 m² of land gives space for gardens, leisure, and potential expansion.

Great Location: Only a short drive to Châteauneuf-sur-Charente, with local amenities, historic sites, and riverside charm. The larger towns of Angoulême (~20 min) and Cognac are easily accessible.

Business Potential: With the guest annexe and ample land, there's strong potential to develop a holiday rental business (gîte or chambres d'hôtes).

Practical Information:

Price: €599,960

Energy Costs: Estimated between €5,120 and €6,990/year (current energy consumption is high, but there is significant scope for eco-upgrades)

Plot Size: 4,232 m²

Why This Property Is Special:

This isn't just a home — it's a strategic investment in lifestyle. Whether you're looking for a countryside base in...

LOCAL TAXES

Taxe foncière: 822 EUR

Taxe habitation: EUR

NOTES