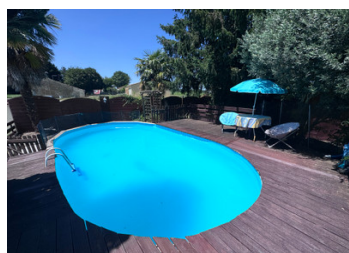


Charming 3 Bed Stone House with Enclosed Garden Near Jonzac



INFORMATION

Town:	Saint-Simon-de-Bordes
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	125 m2
Plot Size:	1700 m2

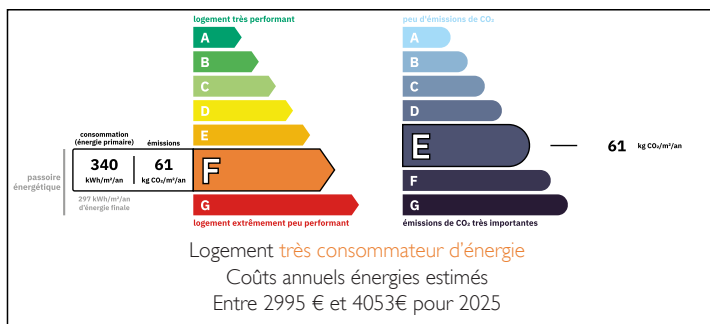
IN BRIEF

Nestled in the peaceful village of Saint-Simon-de-Bordes, this charming stone house offers a lovely blend of traditional character and comfortable countryside living, while being just 5 minutes from the popular spa town of Jonzac and all its amenities, including shops, restaurants, leisure facilities and services.

The property offers well-proportioned accommodation comprising a welcoming living room, dining room and kitchen, with three bedrooms providing space for family, guests or a home office.

Outside, the house benefits from a good-sized enclosed garden, perfect for relaxing, entertaining or enjoying the sunshine. The garden includes an above-ground swimming pool and an attached garage.

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

The property offers a welcoming 15m² entrance hall, leading to a bright and spacious 42m² open-plan living and dining area, creating a lovely space for family life and entertaining. The fitted kitchen benefits from a useful pantry, while the ground floor also includes a bathroom and separate WC.

Upstairs, the house offers three bedrooms, along with a shower room and WC.

Outside, the property benefits from a private enclosed garden, providing a secure and peaceful space to relax and enjoy the French sunshine. The garden includes an 8m x 4m above-ground swimming pool and parking for several vehicles. An attached double garage of approximately 42m² provides excellent storage or workshop potential.

LOCAL TAXES

Taxe foncière: 1032 EUR

Key features:

- 3 bedrooms
- Open-plan living/dining room (42m²)
- Kitchen with pantry
- Ground floor bathroom & separate WC
- First floor shower room & WC
- Attached double garage (42m²)
- Enclosed garden
- 8m x 4m above-ground pool
- Heating: wood burning
- Septic tank (non-conforming)

NOTES

A delightful property offering authentic French charm with the convenience of being close to Jonzac, ideal as a permanent home, holiday retreat or investment opportunity.

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