

Two Houses • 14 Bedrooms • Pool • Outbuildings • Great Gîte & Multi-Generational Living Opportunity!



INFORMATION

Town:	Saint-Simon-de-Bordes
Department:	Charente-Maritime
Bed:	14
Bath:	5
Floor:	364 m2
Plot Size:	5854 m2

IN BRIEF

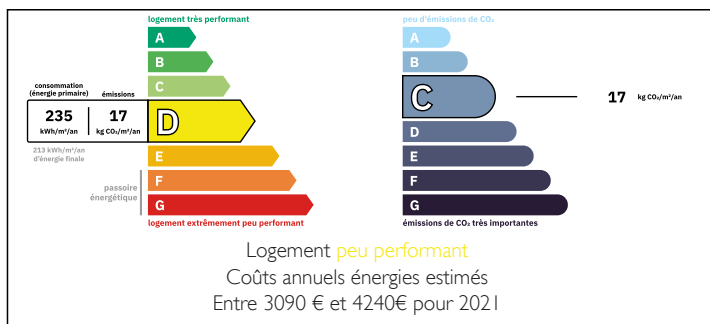
Located in the village of Saint-Simon-de-Bordes, just 10 minutes from the spa town of Jonzac, this versatile property comprises two independent houses set in approximately 5,000m² of private gardens.

Offering a total of 14 bedrooms, generous living accommodation and outbuildings, this versatile property is ideal for anyone seeking a lifestyle change, a holiday rental business, or spacious accommodation for extended or multi-generational family living.

Ideally located close to the shops, restaurants, schools and thermal spa facilities of Jonzac, and within easy reach of the Atlantic coast, Bordeaux and La Rochelle, this is a rare opportunity to acquire a substantial and highly adaptable property a desirable area of south-west France.



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

Situated in the peaceful village of Saint-Simon-de-Bordes (17500), just 10 minutes from the popular spa town of Jonzac in the southern Charente-Maritime, this impressive property comprises two independent houses set within approximately 5,000 m² of private gardens.

The main house (230m²) is a handsome character property full of charm, centred around a spacious open-plan living area (67m²) that combines the kitchen, dining room and sitting room into a wonderful space for family life and entertaining. The accommodation includes eight bedrooms, one of which is conveniently located on the ground floor, together with three shower rooms or bathrooms, providing flexibility for guests and family alike.

The second house (134m²) offers completely independent accommodation with six further bedrooms, 2 shower rooms and a bright open-plan kitchen and living area. Whether used as a gîte, guest accommodation, owners' house or for extended family, it provides excellent flexibility and privacy.

Outside, the property continues to impress. The attractive gardens surround a beautiful swimming pool and a range of useful outbuildings includes an attached garage (28m²), an attached barn (37m²) offering conversion potential (subject to the necessary permissions), and a detached barn of approximately 50 m², ideal for storage, workshops or further development.

Currently operated as a gîte business, the property offers significant scope to expand the existing activity, whilst also lending itself perfectly to those seeking two substantial homes on one site for large families or multi-generational living.

A viewing is highly recommended to fully appreciate the size, flexibility and potential this unique...

NOTES