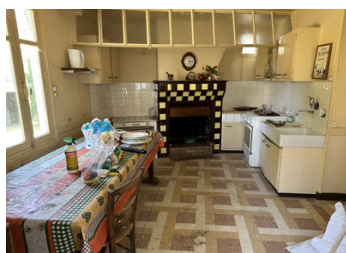


Impressive former Cognac estate to be renovated. Large main house and 2 further small houses 3 acres



INFORMATION

Town:	Saint-Simeux
Department:	Charente
Bed:	5
Bath:	2
Floor:	250 m2
Plot Size:	13015 m2



IN BRIEF

A beautiful Maison de Maitre in the riverside village of St Simeux, ideally situated at midpoint between Angoulême and Cognac.

A lovely building in need of renovation. There are extensive outbuildings which perfectly show the farming and vineyard heritage of the ensemble.

There are 2 further "workers" houses also in need of renovation.

The main house has a spacious floor plan and the entire attic if renovated could add a further 100m2 habitable space.

Stunning views from the front terrace over vineyards.

5 kms to beautiful Chateaufort sur Charente, a small riverside town, with all commerces including a local service railway station.

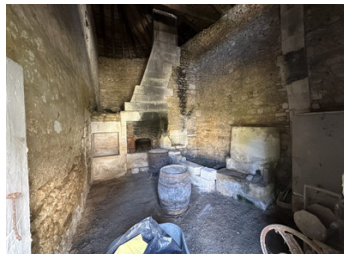
Angoulême 25 kms, Cognac 15 kms, Jarnac, 6 kms
Bordeaux 120 kms

ENERGY - DPE

DPE not required.

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

null

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

LOCAL TAXES

Taxe foncière: 1297 EUR

Taxe habitation: EUR

NOTES