

A Charentaise-style property in the village of St Simeux, offering superb views, garages and an outbuilding, 2



INFORMATION

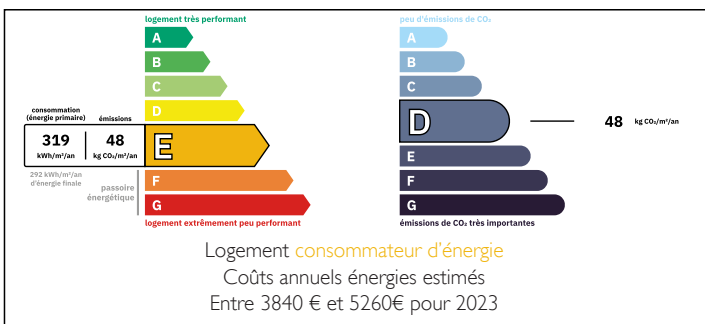
Town:	Saint-Simeux
Department:	Charente
Bed:	3
Bath:	1
Floor:	132 m2
Plot Size:	812 m2

IN BRIEF

You'll love this bright Charentaise property, which is in need of some updating, offering lovely views of the surrounding countryside and a large attic suitable for conversion

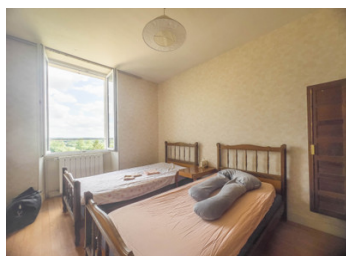


ENERGY - DPE



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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 village of Saint Simeux in a highly sought-after rural setting near the Charente, this 132m² property with a convertible attic is sure to appeal to nature lovers and those who enjoy walking, thanks to its proximity to navigable canals, locks, leisure centres and the many cycle paths in the surrounding area

The Charente-style gate opens onto a lovely, sunny enclosed courtyard facing the house, with its outbuilding and garden.

The ground floor comprises:

- Entrance hall (6.5m²)
- Utility/study area (14.6m²)
- 3 bedrooms (14, 13.5 and 10.5m²)
- Shower room with WC (3.8m²)

Upstairs, there is a 54m² convertible attic + 2 rooms of 10 and 7m², one of which has a water point

The garden level features a 9.5m² kitchen area opening onto a beautiful, light-filled 53m² living room with a fireplace.

A boiler room and WC complete this level

Adjoining the house are two garages connected by a staircase: one of 23m² accessible from the ground floor and a second of 29m² accessible via the entrance porch in the courtyard

Also of note is a 24m² workshop area opposite the house

Double-glazed windows

Mains gas heating

60m³ underground tank

A very sound property in need of refurbishment, with significant potential for extending the living space

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

LOCAL TAXES

Taxe foncière:

900 EUR

NOTES