

La maison Charentaise. This country house is located in the Charente Maritime region, a few kilometres from Jo

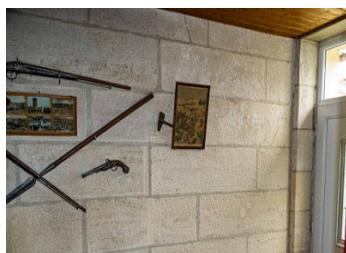
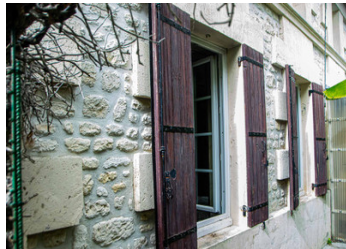


INFORMATION

Town:	Saint-Simon-de-Bordes
Department:	Charente-Maritime
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	10000 m2

IN BRIEF

This house is located 60 km from Royan, less than an hour and only 5 hours drive from Paris centre. Saint-Simon-de-Bordes is a small French village located in the department of Charente-Maritime and the region of Nouvelle Aquitaine. It is possible to go to La Rochelle in 1H1/4, then direction Ile de Ré with its beautiful sandy beaches, its lighthouse, PHARE des BALEINES, its salt marshes. Do not forget to visit the island of AIX and FORT BOYART. The village is close to the Gironde estuary, Royan, Ile d'Oléron. Enjoy a good tasting of oysters from Marennes Oléron. There are also vineyards, the town of Cognac with the greatest houses: Rémy Martin, Martell, Hennessy. They have been here for generations. Jonzac is only a few miles away and has all the shops, restaurants, cinemas, a water park, an airfield and its castle. This property is on one hectare of land, not overlooked....



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.



LOCAL TAXES

Taxe habitation: 705 EUR

NOTES

DESCRIPTION

225 m2 of floor space for this house. 75 m2 of living space and 150 m2 of hangar with a wine storehouse and several vats, it's a magical decoration.

A 70 m2 first floor to convert, with double glazing windows.

A wine storehouse, 3 wine vats.

Huge sheds. Orchard and vegetable garden.

This house is set on 1 hectare land in the countryside. The roof has been recently redone and all the zinc work is new.

All the windows on the first floor have been double glazed, everything is new.

On the living side, it consists of

- A bright entrance
- A kitchen on the left side and a living room / dining room.

Large corridor to access

- 2 bedrooms on the ground floor
- a laundry room.
- At the end of this corridor is a separate toilet and a shower.

Several possibilities for this building with a very nice floor area.

For further information about this property, please contact

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