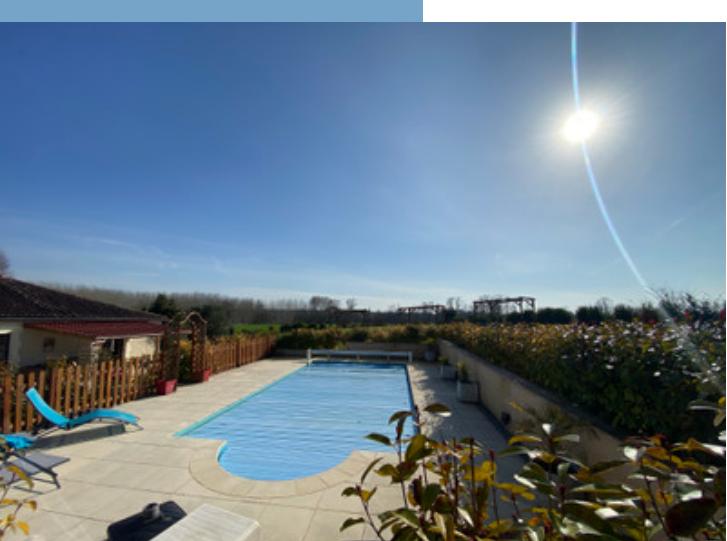




BEAUTIFULLY PRESENTED 6 BEDROOM HOUSE
WITH MANAGEABLE GARDEN WITH LOVELY
POOL. ONLY 15 MINUTES TO COGNAC!

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ONLY 15 MINUTES TO
CO...



PROPERTY FACT FILE

REFERENCE	A32632EB16
PRICE	€ 475,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (452 380 EUR hors honoraires)
BEDROOM	6
BATHROOM	4
ACCOMMODATION	431 m ²
LAND	4830 m ²
TOWN	Angeac-Champagne
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Private parking

*Price based on current exchange rate which is subject to change



- Immaculately presented
- Flexible living configurations
- Gîte potential
- B rated for energy efficiency
- Swimming pool

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Just a short drive from the historic town of Cognac, this immaculate house has many possibilities. It can be configured as a large family home, two independent houses, ideal for multi-generational living, or an owners house and gîte, opening up potential for a holiday let business.

DESCRIPTION

Ground Floor

- Entrance hall with storage area & WC
- Living/ reception room - 33m²
- Kitchen/ diner - 58m²
- Study/ living room - 27m²
- Large living room - 54m²
- Second kitchen - 28m²
- Living room/ playroom - 24m²
- Living room - 25m²

First Floor

- Master bedroom (35m²) with ensuite bathroom (bath, separate shower, basin, WC)
- Bedroom 2 (20m²) with ensuite bathroom (bath, shower over bath, basin, WC)
- Bedroom 3 (28m²) with ensuite shower room (shower, basin, WC)
- Bedroom 4 (32m²)
- Bedroom 5 (12m²)
- Bedroom 6 (12m²)
- Family bathroom (bath, basin, WC)

Outside

- Swimming pool, fully fenced with hard security cover
- Large covered terrace and dining areas
- Covered well
- Garden shed

* Heating - underfloor throughout ground floor plus wood-burner.

First floor electric radiators

* Drainage - septic tank

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

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More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A32632EB16>

COMPLETE FILE AND PHOTO ON REQUEST

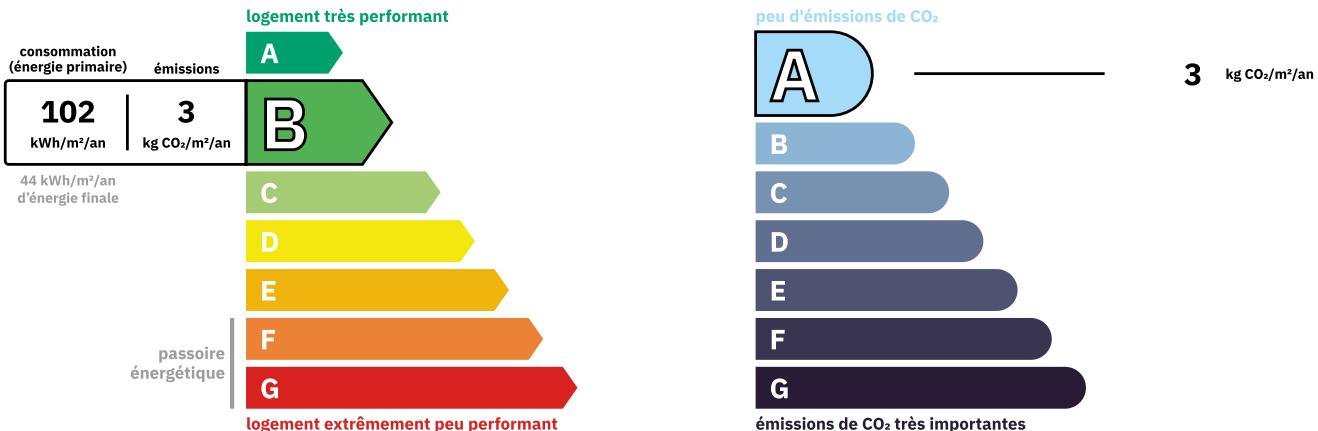


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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
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Property Efficient

Estimated annual energy costs
between 2640 € and 3630€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A32632EB16

FILE COMPLETE
AND PHOTOS
ON REQUEST

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