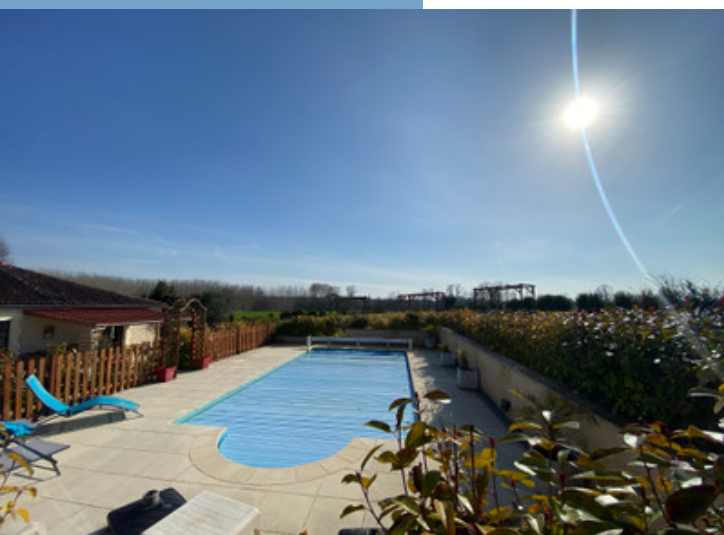




BEAUTIFULLY PRESENTED 6 BEDROOM HOUSE  
WITH MANAGEABLE GARDEN WITH LOVELY  
POOL. ONLY 15 MINUTES TO COGNAC!

www.leggettprestige.com

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CO...



PROPERTY FACT FILE	
REFERENCE	A32632EB16
PRICE	€ 475,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (452 380 EUR hors honoraires)</small>
BEDROOM	6
BATHROOM	4
ACCOMMODATION	431 m <sup>2</sup>
LAND	4830 m <sup>2</sup>
TOWN	Angeac-Champagne
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	





- Immaculately presented
- Flexible living configurations
- Gite 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 - 33m<sup>2</sup>
- Kitchen/ diner - 58m<sup>2</sup>
- Study/ living room - 27m<sup>2</sup>
- Large living room - 54m<sup>2</sup>
- Second kitchen - 28m<sup>2</sup>
- Living room/ playroom - 24m<sup>2</sup>
- Living room - 25m<sup>2</sup>

### First Floor

- Master bedroom (35m<sup>2</sup>) with ensuite bathroom (bath, separate shower, basin, WC)
- Bedroom 2 (20m<sup>2</sup>) with ensuite bathroom (bath, shower over bath, basin, WC)
- Bedroom 3 (28m<sup>2</sup>) with ensuite shower room (shower, basin, WC)
- Bedroom 4 (32m<sup>2</sup>)
- Bedroom 5 (12m<sup>2</sup>)
- Bedroom 6 (12m<sup>2</sup>)
- 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://leggettprestige.com/luxury-property-for-sale/view/A32632EB16>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

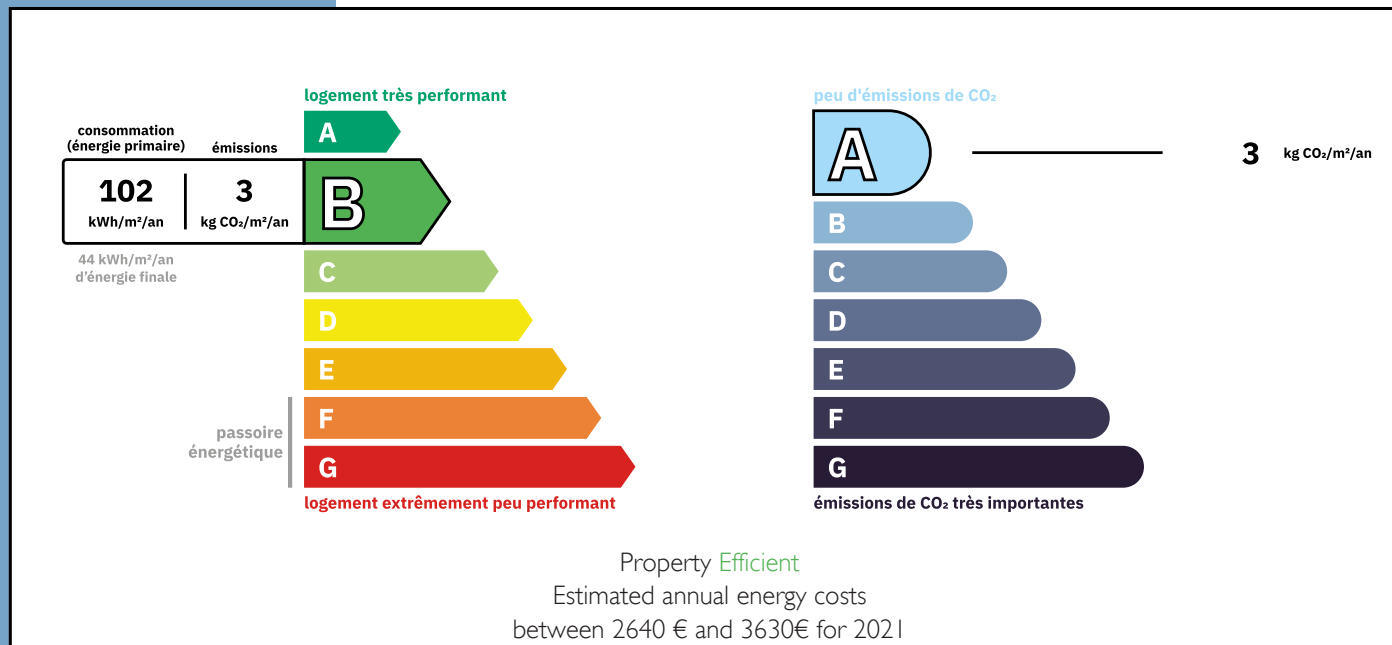
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## ENERGIE-DPE

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## NOTICE

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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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