



PERIOD MAISON DE MAÎTRE WITH ACTIVE GÎTE
BUSINESS, BARN, POOL, MEADOW & RIVERSIDE
ACCESS. VILLAGE LOCATION

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ACCESS. VILLAGE ...



PROPERTY FACT FILE	
REFERENCE	A37865LC24
PRICE	€ 545,000 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (514 151 EUR hors honoraires)</small>
BEDROOM	7
BATHROOM	3
ACCOMMODATION	265 m ²
LAND	10307 m ²
TOWN	Cognac-sur-l'Isle
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, River Frontage
<small>*Price based on current exchange rate which is subject to change</small>	



- Spacious light rooms throughout
- Well maintained garden and terrace
- Private river access
- Walking distance to village
- Established rental

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This elegant and expansive Maison de Maître offers 7 bedrooms and superb potential for multi-generational living and is currently operating an established gîte business. The property includes an adjoining barn, a well-maintained pool, and a beautifully planted garden and meadow sitting on a 1-hectare plot with private river frontage to the river L'Isle.

DESCRIPTIF

This beautifully presented Maison de Maître offers a total of 7 bedrooms and exceptional flexibility. It can function as a spacious family home or be easily divided into a 4-bedroom main residence with a separate, fully equipped 3-bedroom gîte – perfect for hosting guests, running a holiday rental, or accommodating extended family.

Brimming with original character and charm, dating back to the 1800s, the property also features large reception rooms, high ceilings, and period details throughout. Whether you're looking for a permanent residence with income potential, or a multi-generational retreat, this property adapts to your lifestyle.

The property is equipped with a combination of oil central heating and electric radiators.

HOUSE

Ground Floor:-

Entrance hall 15,72m²

Sitting room 23m² dual aspect, carpet, woodburner, ceiling rose and character cornice, TV points.

Kitchen/lounge/dining area 53m² - central island, fitted units with granite worktops, induction hob and built-in oven and microwave, wood burner (located in the renovated section of the barn), oak flooring, French windows giving onto exterior terrace.

Separate WC 4m²

Utility room 6m² plumbing for washing machine, fully tiled.

First Floor:-

Landing – staircase leading to the second floor.

Bedroom 1 - 9.88m² – hand basin, wooden floor, front aspect.

Bedroom 2 - 23.5m² – hand basin, wooden floor, dual aspect.

Bathroom 7m² – bath, shower, WC, hand basin, towel rail.

Second Floor:-

Landing

Bedro

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37865LC24>

COMPLETE FILE AND PHOTO ON REQUEST



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

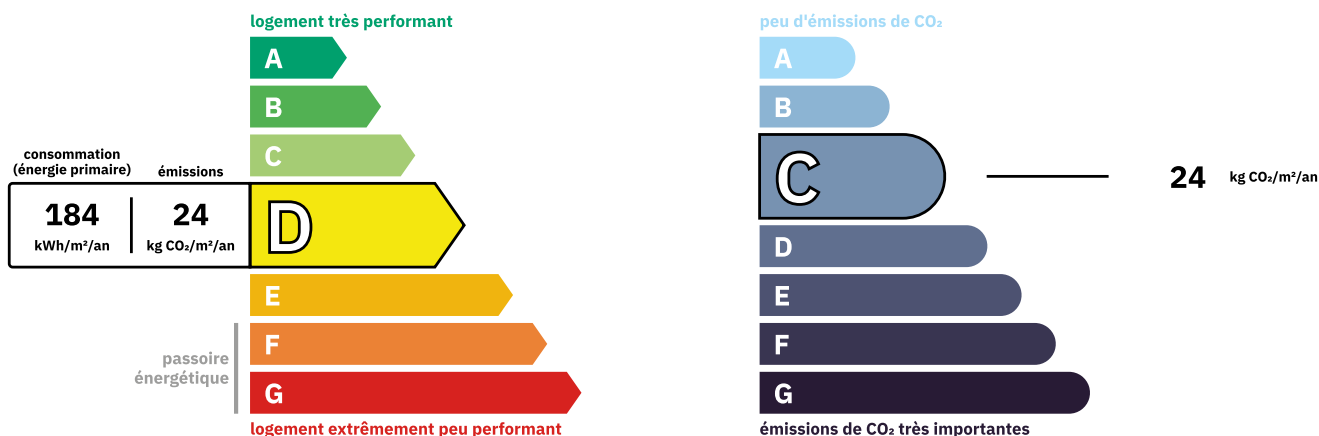
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



Property **Poorly efficient**
Estimated annual energy costs
between 2760 € and 3800€ for 2023

NOTICE

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

1: 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.

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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 : A37865LC24
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AND PHOTOS
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