



ELEGANT AND GRAND MAISON DE MAÎTRE
WITH VINEYARD VIEWS – 5 BEDROOMS, 4
BATHROOMS – 9 KM FROM COGNAC

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MAISON DE MAÎTRE WITH
VINEYARD VIEWS – 5
BEDROOMS, 4
BATHROOMS – 9 KM
FROM CO...



PROPERTY FACT FILE	
REFERENCE	A45939JH116
PRICE	€ 535,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (504 717 EUR hors honoraires)
BEDROOM	5
BATHROOM	4
ACCOMMODATION	260 m ²
LAND	7164 m ²
TOWN	Louzac-Saint-André
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Other Drainage, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- Elegant Maison de Maître with two main façades.
- Located in a unique hamlet with stunning views .
- Large reception rooms .
- 5 large bedrooms and 4 shower rooms .
- Less than 10km to Cognac and all amenities .

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Set within a peaceful hamlet that feels like a private estate, this grand former Cognac domaine enjoys wonderful views over the surrounding

DESCRIPTION

A truly unique property, distinguished by two formal façades, each lending the house an elegant and imposing presence.

Set within a peaceful hamlet that feels like a private estate, this grand former Cognac domaine enjoys wonderful views over the surrounding vineyards and rolling countryside. Once owned by a single family, the hamlet is steeped in history.

Rich in original character, it features a beautiful turning staircase rising to the second floor, fireplaces, exposed stone walls and timber beams. The house offers four large & luminous reception rooms on the ground floor, with large windows on both sides of the property.

There are five generous bedrooms, two with en-suite bathrooms, with views over the gardens, vineyards and countryside. A garage and outbuilding complete the property.

Less than 10 km from the historic town of Cognac, with its excellent restaurants, cafés and amenities, this is a rare opportunity to acquire a distinguished country home in an exceptional setting .

The house in more detail :

Ground floor :

Entrance hall : 14m²

Salon : 26m² with open fireplace .

Rear Salon : 14m²

Dining room : 30m²

Living room : 38m² with open fireplace .

Kitchen : 12m²

Shower room with WC : 4m²

First Floor :

Bedroom 1 : 24m² with ensuite and dressing area .

Bedroom 2 : 26m .

Bedroom 3 : 15m² .

Bedroom 4 : 15m²

Family bathroom : 3m²

Second wing - Bedroom 5 with ensuite bathroom : 29m²

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A45939JH116>

COMPLETE FILE AND PHOTO ON REQUEST

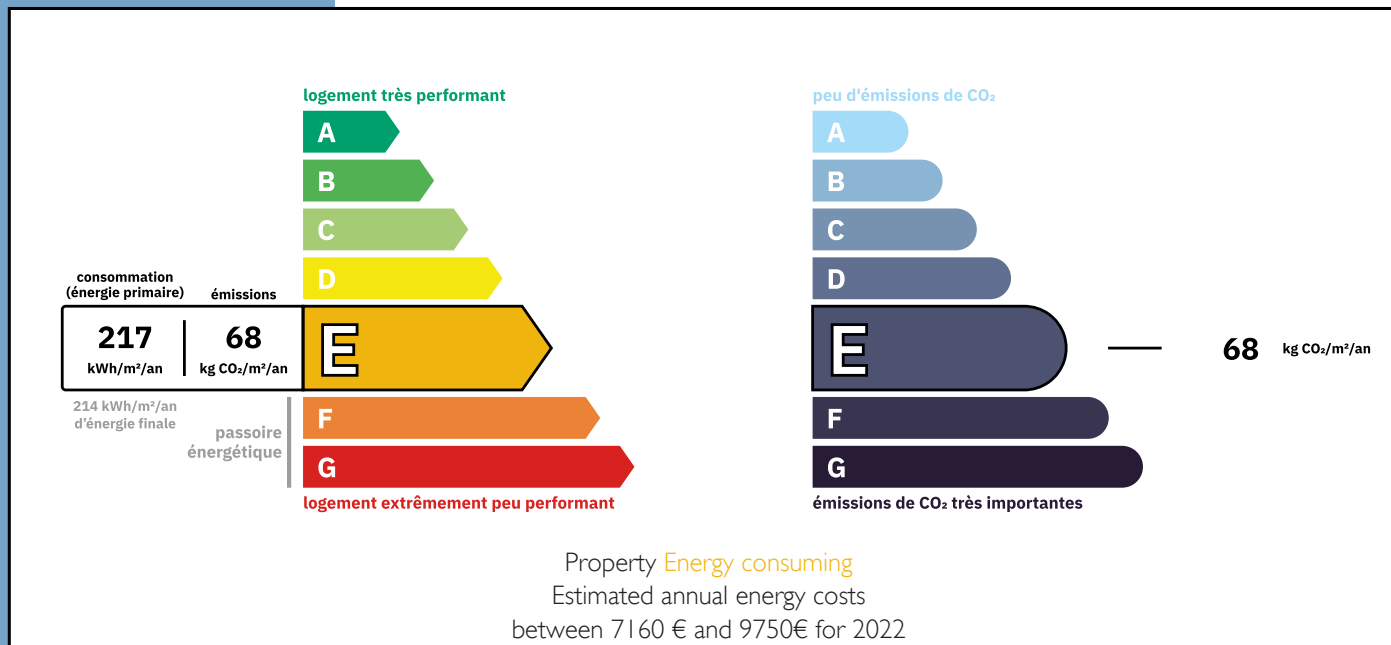


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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CONTACT

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FILE COMPLETE
AND PHOTOS
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