

Detached Charentaise house with 3 bedrooms, 2 bathrooms, garden and above ground pool. 12km to Cognac.

EXCLUSIVE



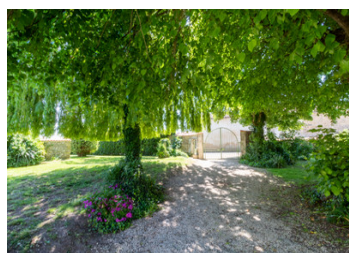
INFORMATION

Town:	Saint-Sulpice-de-Cognac
Department:	Charente
Bed:	3
Bath:	2
Floor:	177 m2
Plot Size:	2474 m2

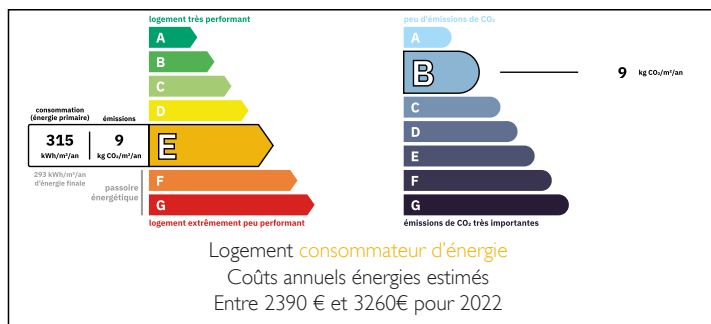
IN BRIEF

Charming charentaise stone house - detached with garden, terraces and above ground pool. Its fireplaces, exposed beams and pointed stone walls make this very desirable. It offers 4 bedrooms - one of which is en-suite plus a ground floor bathroom. Garage and private entrance. Double glazed.

This is a well situated house just 12km from Cognac, 18km from Saintes and 60km from the beautiful, sandy beaches of the Atlantic coast.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



DESCRIPTION

Ground floor :

KITCHEN : 36m² ; fitted units , wood burner .
French windows to gardens .

Rear Kitchen : 24m² with separate WC .

DINING ROOM : 24m² with wood burner and
french doors to gardens .

SALON : 30m² .

First floor :

Large hallway opens to :

MASTER BEDROOM : 22m² with dressing room
4m² and EN- SUITE 5m² .

BEDROOM 2 : 10m²

BEDROOM 3 : 10m²

BEDROOM/STUDY 4 : 8m²

FAMILY BATHROOM : 9m² with bath , shower and
WC .

LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

EXTERIOR :

A gated entrance with garden wrapped around the
house with established trees and shrubs .

Terraces to the front and rear of house with BBQ
area and above ground pool .

Garage of 54m² .

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

NOTES