

Ref: A32632EB16

Price: 475 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (452 380 EUR without fees)

Beautifully presented 6 bedroom house with manageable garden with lovely pool. Only 15 minutes to Cognac!



INFORMATION

Town: Angeac-Champagne

Department: Charente

Bed: 6

Bath: 4

Floor: 43 l m2
Plot Size: 4830 m2













IN BRIEF

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.

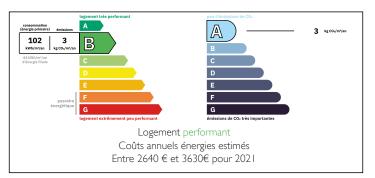
Throughout the property offers extremely generous living spaces. On the ground floor there are four reception rooms, a huge kitchen/dining room, a generous second kitchen, an office space and WC. On the first floor is a master suite, accessed via its own private staircase, with fabulous ensuite bathroom. Accessed via a second staircase are five further bedrooms, two with ensuite bathrooms and a family bathroom.

Outside the immaculate garden is private and fully enclosed. There is a lovely pool with terrace and a second large covered terrace providing a great spot

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.

ENERGY - DPE





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LOCAL TAXES

Taxe foncière: 1421 EUR

Taxe habitation: EUR

NOTES

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