

**\*\*\*OFFER ACCEPTED\*\*\* Beautiful mansion to restore in the centre of Cognac**

**EXCLUSIVE**



## INFORMATION

Town:	Cognac
Department:	Charente
Bed:	4
Bath:	0
Floor:	160 m2
Plot Size:	115 m2

## IN BRIEF

This elegant mansion, built around 1920, is in need of someone to bring it back to its former glory. Its construction is sound, but it needs an important budget to rewire it, to install bathrooms, a kitchen and gas-fired heating, and to carry out paint and plaster work. The house is single-glazed. Fibre optic internet can be connected. Water and electricity (smart meter) are on site. The floors, consisting of decorative cement tiles and parquet, are in good condition. From the ornamental entrance hall there is a beautiful wooden staircase leading to the first floor landing. Another wooden staircase at the back of the house leads straight to the night quarters of the property. After restoration this house will once more become a much-loved home, combining modern comforts with the charm of days gone by. Its location,...

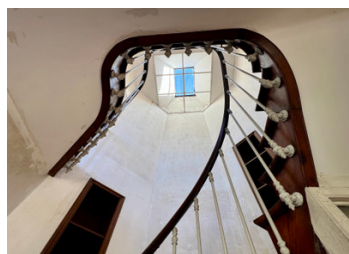


## ENERGY - DPE

DPE not required.

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:

- Entrance hall
- Kitchen: 9m2
- Salon: 18m2
- Back kitchen: 19m2
- Utility room: 9m2

### FIRST FLOOR:

- Landing
- Balcony
- Toilet with small hw basin
- Space for shower room/additional toilet
- Bedroom 1: 10m2
- Bedroom 2: 17m2 with space for en-suite bathroom
- Bedroom 3: 19m2
- Bedroom 4: 10m2
- Laundry drying room with wooden shutters: 17m2
- Large terrace overlooking the rugby field: 13m2

The large basement contains a wine cellar.

### EXTERIOR:

- Totally enclosed and not overlooked garden of 115m2, with electricity cables already in place.

All measurements are approximate.

More info and photos available upon 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>

## LOCAL TAXES

Taxe foncière: 2400 EUR

Taxe habitation: EUR

## NOTES