

Elegant Manor House – 482 sqm of refined living space – 11 Bedrooms – Character Outbuildings – Landscaped and

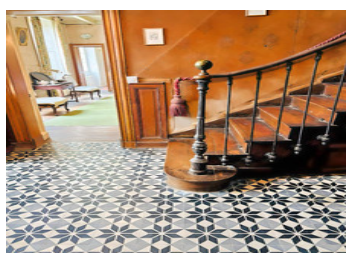
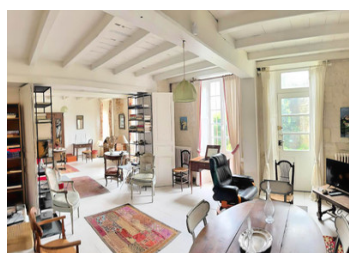


## INFORMATION

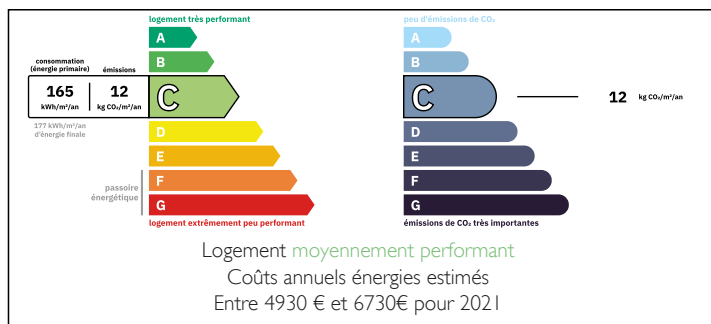
Town:	Cognac
Department:	Charente
Bed:	11
Bath:	4
Floor:	482 m2
Plot Size:	3050 m2

## IN BRIEF

From the moment you step inside, the charm is undeniable: soaring ceilings, period moldings, original fireplaces and parquet floors endow this residence with a rare and timeless character. Ideal as a distinguished family home or a prestigious real estate project, it features expansive, light-filled reception rooms, numerous bedrooms, and flexible spaces ready to be shaped to your vision.

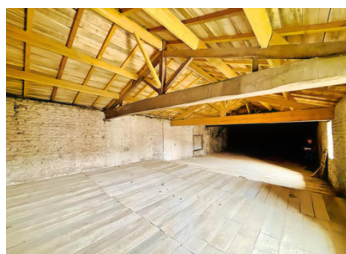


## ENERGY - DPE



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

Nestled in a peaceful, leafy setting, this 482 sqm manor house combines timeless elegance with generous proportions. Surrounded by a 3,050 sqm enclosed garden, it offers rare potential for refined family living or professional use.

The main residence features bright reception rooms, 11 bedrooms—some with park views—4 bathrooms, a study, and utility areas. A basement cellar completes the property.

Charming outbuildings include an authentic wine storehouse, a luminous summer room opening onto the garden, and an independent studio—ideal for guests, remote work, or rental.

A discreet and exceptional property, perfect for a family estate, guesthouse, or reception project. Private viewings upon request.

## LOCAL TAXES

Taxe habitation: EUR

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

## NOTES