

Immaculately presented 6 bedroom town house with private garden



INFORMATION

Town:	Cognac
Department:	Charente
Bed:	6
Bath:	3
Floor:	340 m2
Plot Size:	464 m2

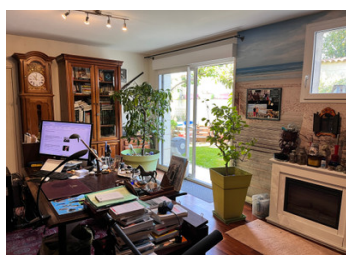


IN BRIEF

Situated in a peaceful area close to the centre of the historic town of Cognac, this former wine storehouse has been completely renovated and offers many possibilities from a large family home to a bed & breakfast business.

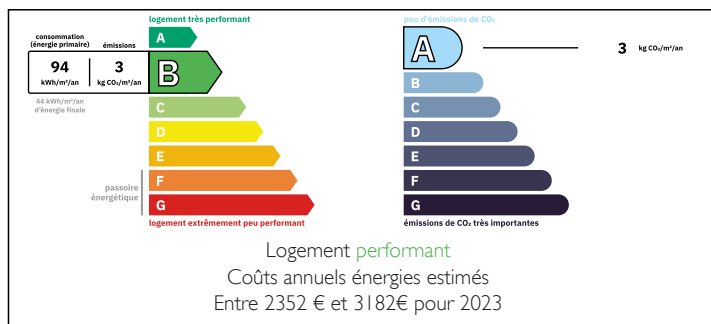


The main house comprises a fully-equipped kitchen, a large and bright living/dining room. On the first floor there are 4 spacious bedrooms, 2 shower rooms and 2 WCs. 2 further bedrooms with shower room and small kitchenette are currently run as a bed & breakfast. There is also a large fully insulated attic, and attached garage with utility room.



On the ground floor there is a further independent part with its own entrance onto a separate road, comprising a 2 large studies, kitchenette, WC, and a room used as a well-being area with sauna and shower. Outside there is a pretty...

ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 6129 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground Floor

- Entrance hall with WC (11m2)
- Kitchen (15.8m2)
- Living/ dining room (50m2)

Ground Floor - independent part

- Office & well being area (72.80m2)
- Office 2 with kitchenette and WC (48.54m2)

First Floor

- Bedroom 1 with dressing (16.10m2)
- Bedroom 2 with dressing and shower room (21.60m2)
- Bedroom 3 (17.40m2)
- Bedroom 4 (13.53m2)
- Bathroom (7.50m2)

First Floor - Bed & Breakfast rooms

- Bedroom 5 (17.53m2)
- Bedroom 6 (17.72m2)
- Shower room (13.69m2)
- Kitchenette (2.72m2)

- Attic (80m2)

Outside

- Attached garage (76m2)
- Enclosed garden with heated pool (3.4m x 4.5m)

- * Heating via air source heat pump
- * Mains drainage

** 5 minutes walk to Cognac train station, 1h30 to Bordeaux, 1 hour to Atlantic coast

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