

Elegant 6-Bedroom Townhouse with Private Garden – Former Wine Storehouse Walking Distance to Central Cognac



INFORMATION

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

IN BRIEF

Set in a highly desirable location just a short walk from the historic centre of Cognac, this beautifully renovated former wine storehouse combines authentic French charm with modern comfort and exceptional versatility—perfect for buyers seeking a lifestyle home with income potential.

The main house offers a fully equipped kitchen and a spacious, light-filled living and dining area ideal for entertaining. Upstairs, four generous bedrooms are complemented by two shower rooms and two WCs. A separate section, currently run as a bed & breakfast, includes two additional bedrooms, a shower room, and a kitchenette—ideal for hosting guests or generating revenue.

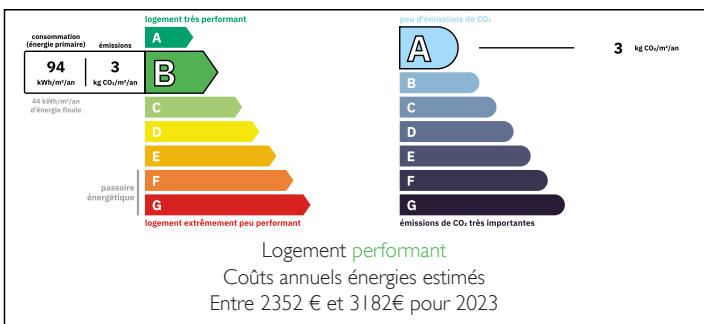
Outside, a fully enclosed garden and heated swimming pool provide a peaceful, private setting.

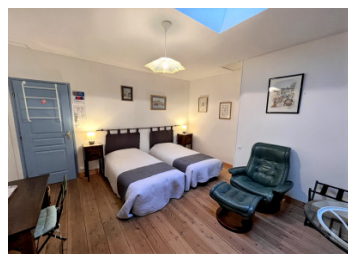
A rare opportunity to acquire a character property

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





DESCRIPTION

Property Layout and Features

Ground Floor:

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

Ground Floor – Independent Wing:

- Office and wellness area (72.8 m²)
- Second office with kitchenette and WC (48.54 m²)

First Floor – Main House:

- Bedroom 1 with dressing area (16.1 m²)
- Bedroom 2 with dressing and shower room (21.6 m²)
- Bedroom 3 (17.4 m²)
- Bedroom 4 (13.53 m²)
- Family bathroom (7.5 m²)

First Floor – Bed & Breakfast Rooms:

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

Attic:

- Large insulated attic space (80 m²)

Outside:

- Attached garage (76 m²)
- Fully enclosed garden with heated swimming pool (3.4 x 4.5 m)

Additional Information:

- Heating via air source heat pump
- Mains drainage

Location: 5-minute walk to Cognac train station, 1h30 to Bordeaux, 1 hour to the Atlantic coast

Information about risks to which this property is exposed is available on the Géorisques website :

LOCAL TAXES

Taxe foncière: **3265 EUR**

Taxe habitation: **EUR**

NOTES