

Detached house ; 4 beds , swimming pool , panoramic views, large grounds with dependances . Close to Cognac .



## INFORMATION

Town:	Saint-Sulpice-de-Cognac
Department:	Charente
Bed:	4
Bath:	2
Floor:	320 m2
Plot Size:	14021 m2



## IN BRIEF

Set in the beautiful Cognac region with outstanding and un-interrupted views over the local vineyards and surrounding rolling countryside .

Detached charentaise house offering large living spaces and reception rooms on the ground floor with all rooms overlooking the private pool , terrace and gardens .

A heated pool with electric cover with summer kitchen and terraces make this the perfect location to enjoy the local tipples !

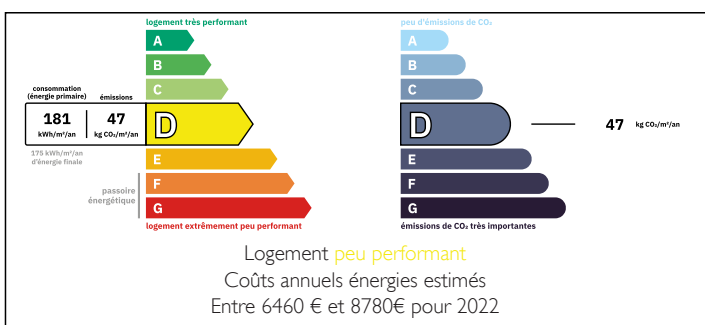
On the first floor the main bedroom has a large balcony plus 3 additional bedrooms and 2 bathrooms .

Tended gardens surround the house , overlooking additional grazing land.

Double garage , with electric doors .

Dependence which was previously habitable and now has a new roof offers potential for gites if required .

## 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.



## DESCRIPTION

The house in more detail :

Entrance : 31m<sup>2</sup> with staircase to first floor .

Dining room 31m<sup>2</sup> with french doors opening to garden - opening to Library 24m leading through double internal doors to large Salon of 55m<sup>2</sup> with woodburner .

Kitchen 34m<sup>2</sup> with doors opening to terrace .

Laundry 11m<sup>2</sup> , WC .

Internal door to Garage and workshop .

First floor :

Bedroom 1 - 16m<sup>2</sup> with south-facing balcony .

Bedroom 2 - 16m<sup>2</sup>

Bedroom 3 - 14m<sup>2</sup>

Bedroom 4 - 9m<sup>2</sup>

Bathroom with shower and bath with separate WC

Bathroom 2 with bath and handbasin .

Exterior - Entrance through covered porch - 95m<sup>2</sup> leading to rear gravelled courtyard and large barn - 85m<sup>2</sup> with recent roof .

Heated swimming pool with pool house / outside kitchen area .

Double glazed , Fibre internet , conforming septic tank , oil fired central heating .

Solar panels generating an income of 1000 euros per year .

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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:** 2404 EUR

**Taxe habitation:** EUR

## NOTES