

Renovated 18th century former Moulin and grounds with swimming pool . 3 bedrooms , 2 bathrooms . Peaceful .

EXCLUSIVE



INFORMATION

Town:	Cognac
Department:	Charente
Bed:	3
Bath:	2
Floor:	169 m2
Plot Size:	2200 m2



IN BRIEF

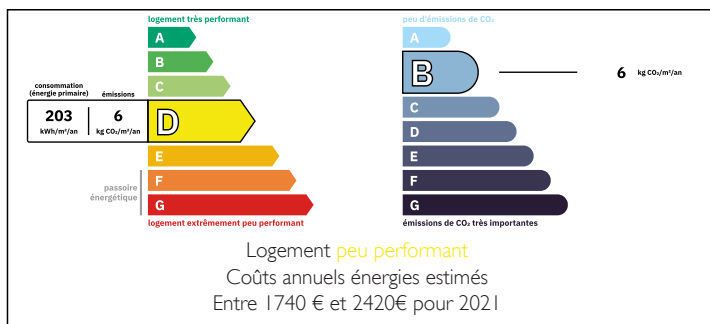
If you are longing for a little haven with the sound of running fresh water , serenity , peace and tranquility with the advantage of being close to all facilities ; then this could be the perfect property for you .

Set on the outskirts of the bustling town of Cognac , renowned for the spirit and annual blues music festival , this is a fully restored 18th century mill house set on a branch of the Charente river with exceptional views from each side of the property .

A private entrance with manageable gardens and a swimming pool , this is the perfect place to turn off and watch the world go by .

The ground floor offers a large reception room with french doors opening to terraces , plus a large kitchen / dining room...

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.



LOCAL TAXES

Taxe habitation: EUR

DESCRIPTION

The house in more detail :

Private entrance leading to private parking , double garage and pool area .

Crossing a private foot bridge , we arrive in front of the house which is south facing and has a sunny terrace overlooking the private river and gardens .

French doors open to the large living room of 50m2 which has a pellet burner and original fireplace .

Open kitchen/ dining room of 30m2 which opens to the rear terrace .

Corridor leads to a downstairs laundry area with a WC and shower .

On the first floor a large hallway serves 3 large bedrooms and a family bathroom with bath and WC .

There is an area which can be developed into additional living space with the right permissions , and a pigeonniere of 20m2 .

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

NOTES