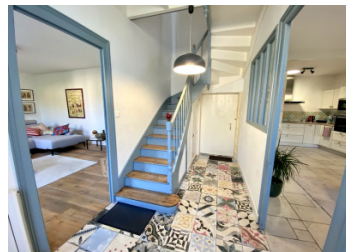


## Fabulous 3 bedroom character townhouse in the heart of Cognac



## INFORMATION

Town:	Cognac
Department:	Charente
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	214 m2



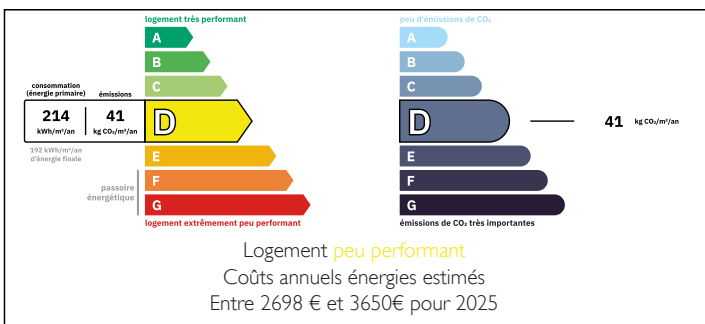
## IN BRIEF

Discover this charming 3-bedroom character townhouse in the heart of Cognac, one of South-West France's most desirable and internationally recognised towns. Just steps from shops, cafés and the historic centre, the home has been beautifully renovated to offer an effortless blend of French charm and modern comfort.

The ground floor features a bright open-plan kitchen and dining area and separate living room, ideal for everyday living or welcoming visiting friends and family. Upstairs, three comfortable bedrooms provide excellent flexibility for guests, remote working or a second home.

A rare advantage in the town centre, the property also offers an attached garage for secure parking and practical storage.

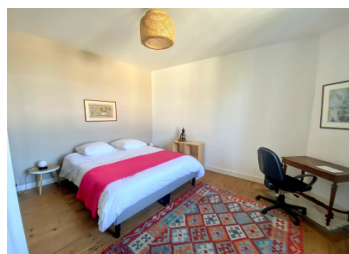
## ENERGY - DPE



Turnkey and full of character, this is an ideal base for

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

Turnkey and full of character, this delightful townhouse is an exceptional opportunity to own a stylish home in one of Cognac's most sought-after addresses—a perfect base for exploring the Charente region, enjoying French lifestyle, or simply settling into a vibrant and welcoming part of France.

The key features include ;

- Open plan kitchen dining room (27m<sup>2</sup>)
- Practical utility area with WC
- Bright and spacious living room (25m<sup>2</sup>)
- 3 double bedrooms, one with attached shower room (17m<sup>2</sup>, 17m<sup>2</sup>, 11m<sup>2</sup>)
- Family bathroom plus downstairs WC
- Extra room, currently used as a dressing room
- Attached garage, accessible from the house (22m<sup>2</sup>)
- Reversible AC/ heating in living room
- Heating via gas
- Mains drainage
- Double glazed throughout

\* Furniture available on request

The property is well located 1.5 hours to Bordeaux airport, 1.5 hours to La Rochelle, 40 minutes to Angoulême (TGV direct to Paris)

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

## LOCAL TAXES

**Taxe foncière: 1800 EUR**

**Taxe habitation: EUR**

## NOTES