

Old farmhouse renovated into 2 dwellings (8 bedrooms) with 2 adjoining outbuildings 15 min from Cognac



## INFORMATION

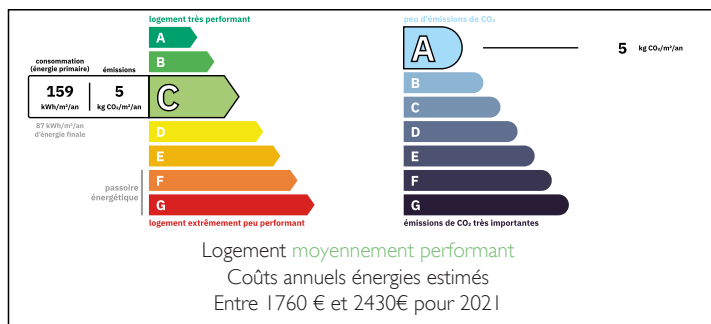
Town:	Cognac
Department:	Charente
Bed:	8
Bath:	4
Floor:	310 m2
Plot Size:	1416 m2



## IN BRIEF

Renovated farmhouse comprising 2 dwellings (100m2 and 210m2) with 8 bedrooms, 2 adjoining outbuildings, landscaped garden, ideally situated, not overlooked, in a peaceful location 15 min from Cognac, 10 min from Jarnac, 20 min from Angoulême and 1 hour from the sea!

## 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 foncière: 2359 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Main house (approx. 210 m2) :

- living room with fireplace: 32m2
- large kitchen and spacious dining room (with bread oven): 65m2
- utility room and wc: 18m2

Upstairs:

- 5 bedrooms, one with shower and washbasin (13.5m2 / 14m2 / 17m2/12m2 / 15m2)
- an 8m2 bathroom
- a wc

2nd house (gîte/chambres d'hôtes ...)

- living room with fitted kitchen: 42m2
- bedroom with shower room and wc: 15m2
- 2nd bedroom (on the 1st floor) with a lovely terrace, shower room with wc and dressing room: 20m2

Via the exterior:

- independent bedroom with shower room and wc 14m2 and terrace

Between the 2 houses, 2 adjoining outbuildings (110m2 X2)

lovely landscaped and enclosed garden, well.

This property is situated in a quiet location, with no direct neighbours, in a pretty surrounding countryside.

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