

Character estate – Elegant stone residence with outbuildings and 10-hectare park – Cognac area



INFORMATION

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|-------------|-----------|
| Town: | Cognac |
| Department: | Charente |
| Bed: | 4 |
| Bath: | 3 |
| Floor: | 557 m2 |
| Plot Size: | 100300 m2 |

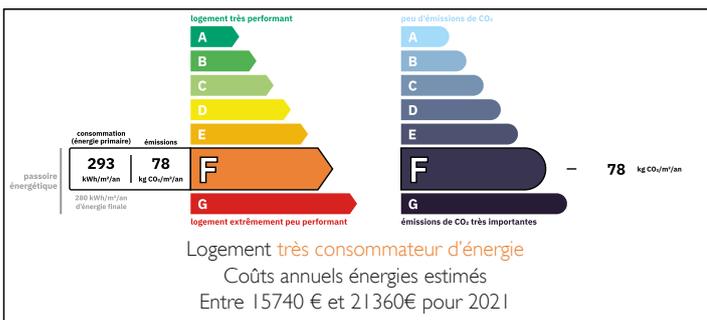


IN BRIEF

Hidden away from view, in the heart of an exceptional natural environment, lies this characterful property inspired by wine-growing traditions, offering a rare and authentic lifestyle, just a few minutes from Cognac.

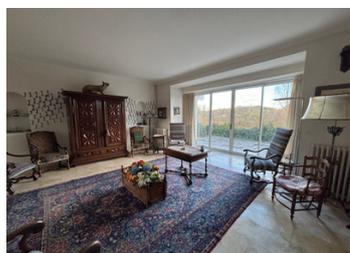
Accessible via a superb driveway lined with century-old plane trees, the property covers approximately 10 hectares of meadows, woods, and natural areas, crossed by a stream, giving the place a peaceful and timeless atmosphere.

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.



DESCRIPTION

Built from cut stone, the main house has a living area of approximately 557 m², plus a 148 m² convertible attic, offering remarkable potential for expansion. The individual sanitation system must be brought up to standard by the purchaser. Quote available on request.

From the moment you enter, the house charms with its generous proportions, high ceilings, noble old materials and quality construction.

The three reception rooms, measuring 33, 44 and 46 m², are bright and airy, with beautiful openings onto a lovely 100 m² terrace overlooking the surrounding park, offering a direct connection with nature. The spaces are ideal for creating elegant lounges, a large dining room, a library or even a cosy family living area.

The house has 4 large bedrooms, including 1 master suite, making it suitable for use as a large family home or a high-end hospitality project (bed and breakfast, guest house, prestigious second home).

Technical features:

- Cut stone construction
- Recently re-roofed
- Recent oil-fired heating
- Single-glazed windows
- Electric water heaters
- Sound house, structure in good condition
- Interior renovation required (insulation, joinery, fittings)

The current layout offers a remarkable architectural base, ideal for a high-end renovation that respects the character of the old while providing modern comfort. The sanitation system must be brought up to standard by the purchaser.

The property includes approximately 1,000 m² of outbuildings, consisting in particular of an old barn, a

LOCAL TAXES

Taxe foncière: **3936 EUR**

Taxe habitation: **EUR**

NOTES