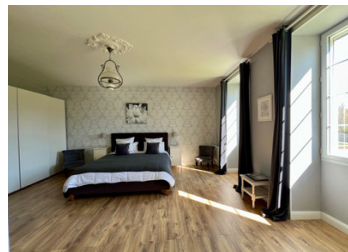


A magnificent manor house, luxury bnb & 2 gites, 1.2 hectares of parkland, heated swimming pool, near Cognac.



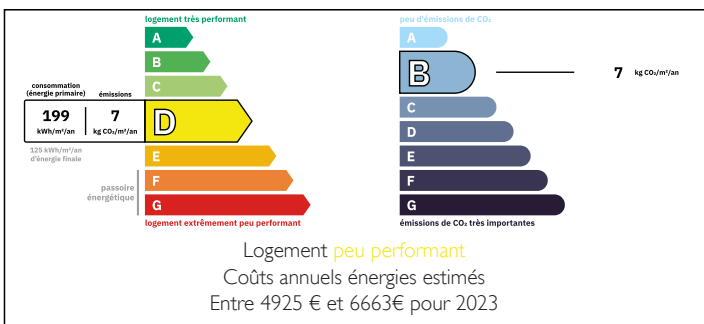
INFORMATION

Town:	Cognac
Department:	Charente
Bed:	8
Bath:	8
Floor:	467 m2
Plot Size:	11997 m2

IN BRIEF

Nestled in the heart of a stunning 1.2-hectare walled garden, this impressive property of 467m² of liveable space, formerly owned by Martell Cognac distillery, once residence of the master blender, offers enormous commercial potential. Carefully restored with modern facilities & character thanks to exposed beams & Charentaise stone walls, combining old-world charm with contemporary amenities. Currently a 5 star guesthouse & holiday cottages, the 3-floor main house features 5 spacious en-suite bedrooms, a two-bedroom holiday cottage & a one-bedroom studio-style holiday cottage. The property benefits from an outdoor swimming pool with panoramic stone terrace, 15m pergola, games room, gym, 2 large barns with potential for further renovation, an old bakery & 2 other outbuildings. The immaculate grounds & gardens include a grand gravel driveway & parkland. Well situated between the popular & historic towns of

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

The property in more detail:-

Main house: total 335m²

Ground floor:

Entrance hall:

Bedroom 1: with ensuite bathroom and toilet

Living room:

Fitted kitchen: fully equipped, with dining area and access to pool and terrace and rear parkland

Pantry:

Utility room:

Second kitchen/ Summer kitchen:

First floor:

Large landing:

Bedroom 2: with ensuite shower room and toilet

Second floor:

Large landing

Bedroom 3: with ensuite shower room and toilet

Bedroom 4: with ensuite shower room and toilet

Two bedroom Gite: 107m²

Ground floor:

Entrance hall:

Living room:

Fitted kitchen:

First floor:

Landing

Bedroom 5: with ensuite shower room and toilet

Bedroom 6: with ensuite shower room and toilet

Studio Gite: 25m²

Sleeping area: with double bed

Lounge-dining room;

Fitted kitchen :

Shower room with toilet:

Private decking area and shelter

Outbuildings:

Large stables: renovated and fully equipped:

Ground floor: now a fully fitted gym

First floor: games room and lounge area

Arched passage way connecting both barns: 23m²

Barn: 270m², two floors of 135m² each

Garage: 68m²

LOCAL TAXES

Taxe foncière: **4995 EUR**

Taxe habitation: **EUR**

NOTES