

Elegant Town House in Cognac with a garage, private parking, cellars and a quaint garden



INFORMATION

Town:	Cognac
Department:	Charente
Bed:	5
Bath:	2
Floor:	230 m ²
Plot Size:	250 m ²

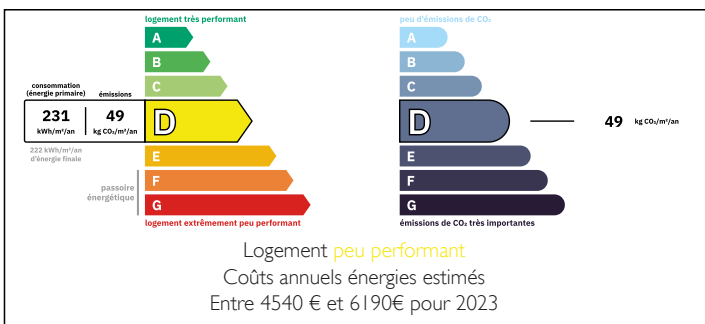


IN BRIEF

A magnificent townhouse in the heart of the centre of Cognac, this elegant home charms with its period features and turret, and is very well presented and maintained.

Ideally located, in close proximity to renowned schools, shops, restaurants and the train station, this property offers a privileged living environment, combining comfort, elegance, and a central location.

ENERGY - DPE



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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

As soon as you enter, the original period floors and spacious layout, offering abundant natural light, immediately catch your eye. The ground floor features three large living rooms with high ceilings, as well as a fully equipped kitchen and a separate cloak room/WC.

Upstairs, a large landing with fitted wardrobes serves four bedrooms, including a master suite with a bathroom with a shower and bathtub, a shower room with WC, and a separate WC on the halfway landing. On the top floor, a former maids room has been renovated into a guest room and provides access to the rooftop terrace and the attic.

Its location and numerous original features—a small flowered garden with a garden shed, a large enclosed garage, covered parking, and the potential to convert the attic and basement rooms—make this a truly unique property.

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

LOCAL TAXES

Taxe foncière: 2500 EUR

Taxe habitation: EUR

NOTES