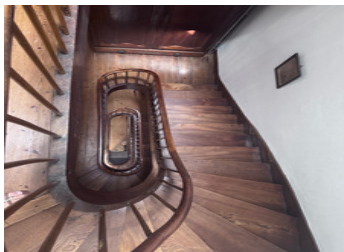


Elegant Original 4 Storey Cognac Townhouse with Private Garden



INFORMATION

Town:	Cognac
Department:	Charente
Bed:	4
Bath:	1
Floor:	240 m ²
Plot Size:	353 m ²



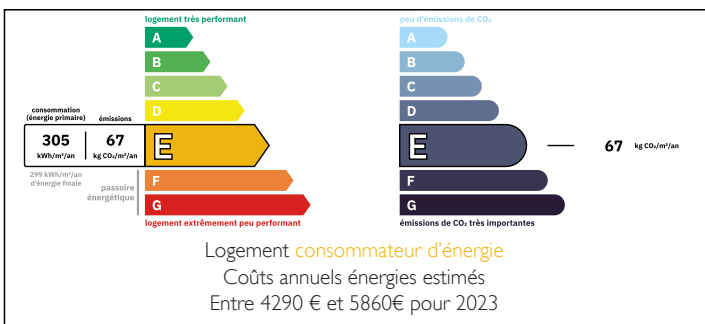
IN BRIEF

Situated in the heart of the historic town of Cognac, this exceptional four-storey townhouse offers a rare opportunity to own a truly authentic French property, just a few minutes' walk from the town centre and the beautiful Charente riverside.

Full of original character and charm, the property has retained many of its period features, which have remained untouched for decades. From the original fireplaces and beautiful staircase to the traditional floors and architectural details, this is a home that offers the authenticity and elegance that lovers of French character properties are searching for.

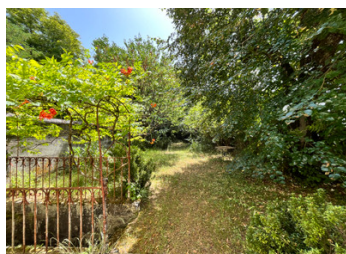
Arranged over four floors, the property offers spacious accommodation including four bedrooms, with generous living areas. Whilst in need of updating, it provides an exceptional opportunity for those looking to restore and enhance an original French townhouse and create a stunning home.

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

Situated in the heart of the historic town of Cognac, this exceptional four-storey townhouse offers a rare opportunity to own a truly authentic French property, just a few minutes' walk from the town centre and the beautiful Charente riverside.

Full of original character and charm, the property has retained many of its period features, which have remained untouched for decades. From the original fireplaces and beautiful staircase to the traditional floors and architectural details, this is a home that offers the authenticity and elegance that lovers of French character properties are searching for.

Arranged over four floors, the property offers spacious accommodation including four bedrooms, with generous living areas and plenty of scope to create a stunning family home or town residence.

At the rear of the property is a lovely private enclosed garden, a rare find in the centre of Cognac, which enjoys a peaceful outlook and backs onto the town's public gardens.

A truly special property combining location, space and authentic period charm — ideal for those seeking a quintessential French lifestyle in one of Charente's most desirable towns.

Key features include ;

- 4 bedrooms + box room/ study
- Cellar
- 1 bathroom + 3 additional WCs
- Connected to mains drains
- Town gas central heating

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

NOTES