LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48231KIM16 Price: 299 950 EUR

agency fees included: 7 % TTC to be paid by the buyer (280 328 EUR without fees)

Character property in peaceful location with private gardens & large outbuildings. 10 minutes to Cognac .

EXCLUSIVE















INFORMATION

Town:	Cognac
Department:	Charente
Bed:	5
Bath:	1
Floor:	231 m2
Plot Size:	9260 m2

IN BRIEF

Surrounded by the vineyards of the Grande Champagne Cognac region, just a few kilometres south of Cognac, this characterful property was used for Pineau production for many years.

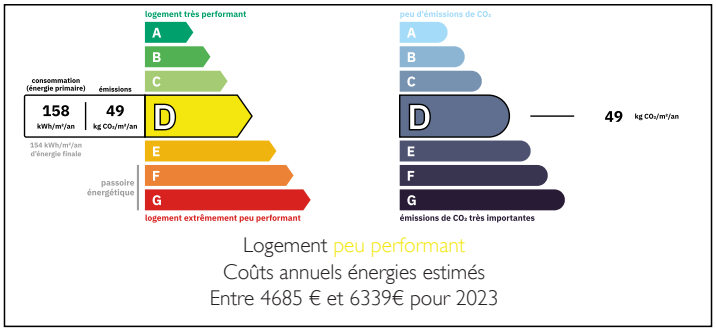
Set within approximately 9,200 m² of grounds, it offers generous reception rooms, an office, four bedrooms and a library providing a possible fifth bedroom, together with approximately 748 m² of outbuildings, an electric car charging point and two wells.

The house retains many period features, including fireplaces, exposed ceiling beams and stone, decorative woodwork, timber floors and a beautiful wooden staircase. All of the rooms offer peaceful views over the gardens or the French countryside.

Combining spacious accommodation, original character and a private setting close to Cognac, this estate provides an excellent opportunity for someone looking for a period home with the desire to renovate and develop its considerable potential.

Please contact us for further information or to arrange a viewing.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4685 € et 6339€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**1438 EUR**

NOTES

DESCRIPTION

The interior would benefit from modernisation, offering an opportunity to introduce contemporary comfort while preserving the character of this historic home. The private garden, enclosed by walls and outbuildings, adds considerably to its appeal.

The outbuildings total approximately 748 m² and reflect the estate's history of Pineau production. The outbuilding adjoining the house is used as a garage and contains a shower and WC which can be accessed through the house or gardens.

The remaining outbuildings would require renovation. Their substantial size offers considerable scope for workshops, storage or other future projects, subject to the necessary permissions.

Exterior:

The main house is hidden behind large wooden gates, which open up into a small courtyard at the front of the house with access to the garage on the left and a well. To the right is an area of lawn interspersed with trees and flowers, and flanked by the numerous outbuildings. The garden at the rear provides plenty of shade in the summer months.

At the front of the property is the former Laundry and Bakehouse, waiting for someone to unleash its potential. This is attached to an old fruit orchard, and to the left another plot of land planted with a few small trees. At the back of the orchard is another well. There are also 2 additional parking spaces.

The property is 10 minutes drive from the centre of Cognac and all of its amenities. Including cafes, restaurants, retail parks, schools, supermarkets and its hospital. The nearest pharmacy is 2km away in Ars.

1 hour to the beach in Royan, 1 hour 30 minutes...