

Immaculate detached house : 3 bedrooms with separate apartment with 2 beds/ bathrooms . Garage. Nr Cognac

EXCLUSIVE



INFORMATION

Town:	Saint-Sulpice-de-Cognac
Department:	Charente
Bed:	5
Bath:	3
Floor:	153 m2
Plot Size:	1420 m2

IN BRIEF

Modern detached house in immaculate condition with modern kitchen and bathrooms.

The house has a self contained apartment on the ground floor making this the perfect property for extended family stays , separate generation living or simply to rent out as a gite or air bnb.

Both floors open directly onto a terrace and well tended and manageable gardens .

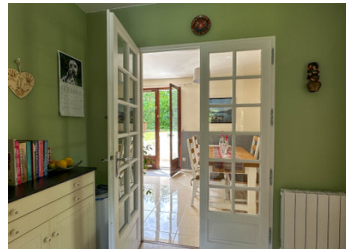
Above ground pool .

Garage and driveway .

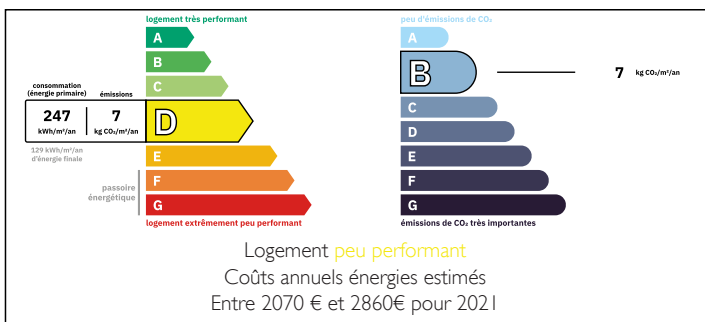
Set in the vineyards of the Cognac region the property enjoys views over the garden and extending countryside from all sides .

The house is extremely well situated being less than a km to the large village of Burie with all commerces, weekly market , doctors and supermarket .

Situated in the desired 'Golden triangle ' area - the house is just 12 km from the picturesque town of Cognac and the river Charente , 20km from...



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

The house in more detail :

Main living floor - First floor .

ENTRANCE HALL - 6m² with both step and slope access .

KITCHEN - 11m² , Fully fitted with appliances .

SALON - 23m² , Access to terrace via 2 French doors . Woodburner stove.

TERRACE 14m² with retractable blind .

Corridor leading to :

BEDROOM 1 - 11m² , with French doors opening to terrace and built in wardrobes .

BEDROOM 2 - 11m² .

BEDROOM 3 - 10m² .

SHOWER ROOM - 4m² with modern walk in shower and vanity unit.

SEPERATE WC - 2m² .

LOCAL TAXES

Taxe foncière: 1298 EUR

Ground floor apartment :

SALON - 12m² , Access to terrace and BBQ area via French doors .

Opening to KITCHEN / DINING AREA - 12m² .

Corridor leading to :

BEDROOM 1 - 9m² .

BEDROOM 2 - 9m² .

SHOWER ROOM - 6m² with WC .

SHOWER ROOM 2 - 5m² with WC .

GARAGE - 24m²

EXTERIOR :

Gated driveway and parking for several cars .

Well tended gardens surround the property with shrubs and trees .

Recent above ground pool .

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

NOTES