

Cosy 3 bed/1 bath house with pretty, walled garden, large veranda and 2-car garage, close to centre of Cognac

EXCLUSIVE



INFORMATION

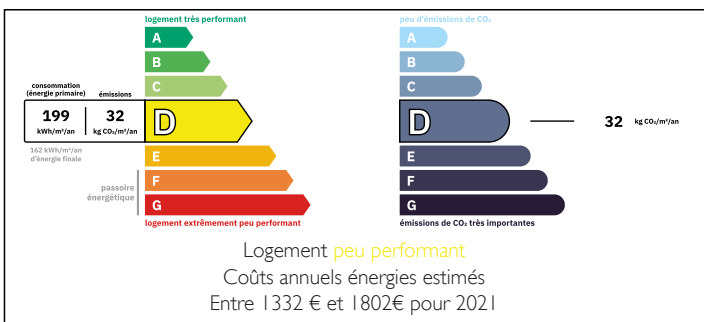
Town:	Cognac
Department:	Charente
Bed:	3
Bath:	1
Floor:	95.25 m2
Plot Size:	251 m2

IN BRIEF

OFFER ACCEPTED When you step through the front door into the hall, you immediately feel the charm of this house, with its splendid wooden floors and high ceilings. The large, L-shaped and double-glazed conservatory adds 24.50m2 living space to the already generous 95.25m2 of the main house. This is a property worth discovering and would suit a couple or small family wanting to be close to all amenities, yet needing privacy, a garden and enough space to park two cars. The house can be comfortably lived in as is, no major works necessary.



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

BASEMENT

- 8m x 5.50m = 44m². Dry, stable temperature, ideal for wine storage. Standing height: 2.23m.
- Electric water boiler ("cumulus") from 2022.
- Gas boiler.

GROUND FLOOR

- Entrance hall with built-in cupboards: 16.50m². Height: 2.94m.
- Toilet: 0.75m² with concertina door to wooden steps leading down to basement.
- Dining room with built-in cupboards: 14m². Height: 2.94m.
- Kitchen: 10m². Height: 2.94m
- Living room with chimney: 12m². Height: 2.94m
- L-shaped conservatory: 24.50m².

FIRST FLOOR

- Landing: 5.50m². Height: 2.94m.
- Bedroom 1 with chimney: 10m², view to road. Height: 2.94m.
- Bedroom 2: 9.50m², view to garden. Height: 2.94m.
- Bedroom/office: 8m², view to garden. Height: 2.94m.
- Bathroom: 7m², with shower cubicle and handwash basin, view to road. Height: 2.94m.
- Toilet: 2m² with hatch to attic with skylight.

EXTERIOR

- Walled southwest garden with large olive tree and some attractive shrubs.
- Garage for 2 cars: 49m², with water and electricity connected.

VARIOUS

- Mains drainage.
- Double-glazed throughout.
- PVC window frames.
- Gas heating.
- Taxe foncière: 901€/year.

LOCATION

Cognac is a town in the Charente region of SW France, famous for its alcoholic namesake and its

LOCAL TAXES

Taxe foncière: **901 EUR**

Taxe habitation: **EUR**

NOTES