

Beautifully presented 6 bedroom house with manageable garden with lovely pool. Only 15 minutes to Cognac!



INFORMATION

Town:	Angeac-Champagne
Department:	Charente
Bed:	6
Bath:	4
Floor:	431 m ²
Plot Size:	4830 m ²



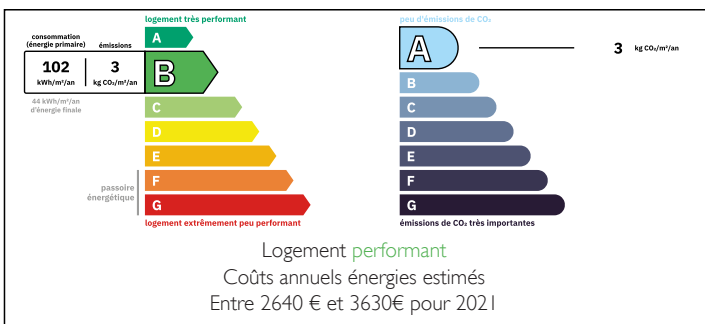
IN BRIEF

Just a short drive from the historic town of Cognac, this immaculate house has many possibilities. It can be configured as a large family home, two independent houses, ideal for multi-generational living, or an owners house and gîte, opening up potential for a holiday let business.

Throughout the property offers extremely generous living spaces. On the ground floor there are four reception rooms, a huge kitchen/dining room, a generous second kitchen, an office space and WC. On the first floor is a master suite, accessed via its own private staircase, with fabulous ensuite bathroom. Accessed via a second staircase are five further bedrooms, two with ensuite bathrooms and a family bathroom.

Outside the immaculate garden is private and fully enclosed. There is a lovely pool with terrace and a second large covered terrace providing a great spot

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.



LOCAL TAXES

Taxe foncière: 1421 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground Floor

- Entrance hall with storage area & WC
- Living/ reception room - 33m²
- Kitchen/ diner - 58m²
- Study/ living room - 27m²
- Large living room - 54m²
- Second kitchen - 28m²
- Living room/ playroom - 24m²
- Living room - 25m²

First Floor

- Master bedroom (35m²) with ensuite bathroom (bath, separate shower, basin, WC)
- Bedroom 2 (20m²) with ensuite bathroom (bath, shower over bath, basin, WC)
- Bedroom 3 (28m²) with ensuite shower room (shower, basin, WC)
- Bedroom 4 (32m²)
- Bedroom 5 (12m²)
- Bedroom 6 (12m²)
- Family bathroom (bath, basin, WC)

Outside

- Swimming pool, fully fenced with hard security cover
- Large covered terrace and dining areas
- Covered well
- Garden shed

* Heating - underfloor throughout ground floor plus wood-burner. First floor electric radiators

* Drainage - septic tank

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