

Detached house with 2 bedrooms, studio apartment and garages within walking distance to the centre of Cognac.



EXCLUSIVE

## INFORMATION

Town:	Cognac
Department:	Charente
Bed:	3
Bath:	3
Floor:	127 m2
Plot Size:	542 m2



## IN BRIEF

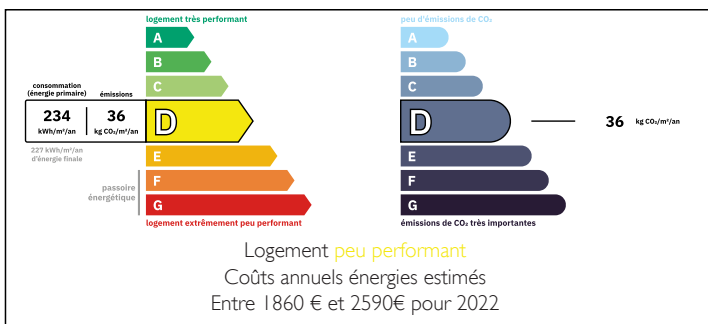
Located in the touristic town of Cognac, this delightful detached character home offers a perfect blend of charm, comfort, and convenience.

The main house features two bright reception rooms, two bedrooms, and two bathrooms, including one conveniently located on the ground floor.

A separate studio apartment with its own independent entrance provides an excellent opportunity for year-round rental income or guest accommodation.

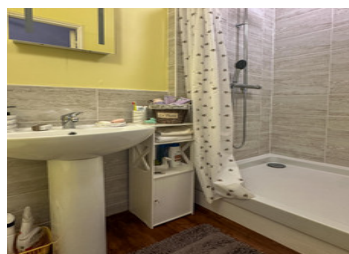
The property is within easy walking distance of the town centre, with direct access to the train station, a wide selection of restaurants and bars along the picturesque Charente River, as well as all amenities including three hypermarkets.

## 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

The house in more detail :

Ground floor :

Kitchen 12m<sup>2</sup> with fitted units .

Salon : 26m<sup>2</sup> with woodburner .

Dining room : 24m<sup>2</sup>

Bedroom no 1 : 10m<sup>2</sup>

Bathroom with bath , shower and WC : 7m<sup>2</sup>

Summer room : 9m<sup>2</sup>

First floor :

Bedroom 2 : 21m<sup>2</sup> with shower room and WC .

Studio apartment : 30m<sup>2</sup> Open plan with corner kitchen and modern shower-room .

Garage with laundry area and WC .

Second garage with street access .

Enclosed garden .

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

## LOCAL TAXES

**Taxe foncière: 2125 EUR**

**Taxe habitation: EUR**

## NOTES