

Charming 1850's Charentaise house with a separate guest house, workshop, double garage and landscaped garden

EXCLUSIVE



## INFORMATION

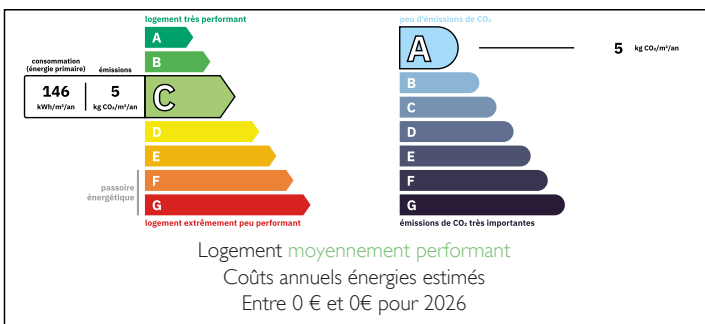
Town:	Cognac
Department:	Charente
Bed:	5
Bath:	3
Floor:	240 m2
Plot Size:	1374 m2

## IN BRIEF

Charming 4 bed detached 1850's Charentaise house, situated at the edge of a vibrant village between Cognac and Saintes. Across the garden there's a one bedroom guest house and spacious work shop. To the side of the house a large garage for 2 cars.

The main house retains most of it's original features and is well maintained. Offering double glazing, an airpump heating sytem and mains drainage. The landscaped garden measures about 1,000 m2 and is totally private enclosed by high walls, (possibility to add a pool). It's a 5 minute walk to the village, which has a few shops, a postoffice and bar/restaurant. The surrounding landscape is very picturesque, and there are lovely walks nearby along the river Charente.

## 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

HOUSE - 205 m2

Ground Floor: Entrance hallway of 11.50 m2 with original oak staircase.

Living room of 27 m2 with terracotta wood inlay floors and a fireplace

Kitchen of 19 m2 with custom made solid wood cabinets, an electric hob and oven and a summer kitchen leading to the garden. At the back of the kitchen a cellar and pantry.

Billiard room of 35 m2 with tiled floors

Dining room of 35 m2 with herring bone pattern floors and a fireplace

In a hallway between the kitchen and garge there's a cellar, a laundry room, a storage room and a WC.

1st floor: A large landing

Bedroom 1 of 10.75 m2 with a walk-in closet

Shower room with WC

Three more bedrooms of 17.50, 8, 9 m2

Bathroom (without WC)

GARAGE - 62 m2 for 2 cars and a staircase to large attic space above.

STUDIO - 33 m2

Recently refurbished an independant studio, can be easily rented out in this popular area for cyclists. Comprising: a living room with an open-plan fitted kitchen, a bedroom, a shower room with a toilet, and a storage room.

Large workshop of 55m2 with a bread oven and concrete floors.

This house offers wonderful scope for a family or holiday home in a vibrant community, which organises fun events throughout the year.

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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: **2400 EUR**

## NOTES