

A period townhouse dated 1844 in the centre of Cognac, with a large garden, a swimming pool and garage



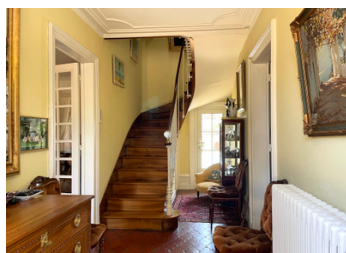
INFORMATION

Town:	Cognac
Department:	Charente
Bed:	5
Bath:	3
Floor:	214 m2
Plot Size:	1198 m2

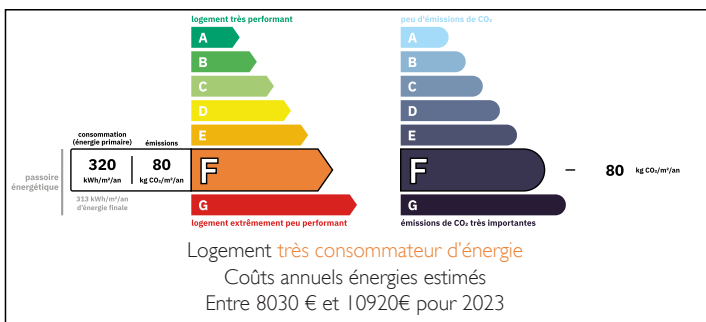
IN BRIEF

A period townhouse in the centre of Cognac, distributed over two floors, with a large garden, a swimming pool, summer house and a garage. Ideally situated near schools, supermarkets, shops and restaurants, all within walking distance.

The home features a newly installed roof completed just 8 months ago, with oil fuelled central heating and double glazing throughout.



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

Ground floor

Entrance hall of 11.40 m2 with period staircase

Living room room 30 m2 with marble fireplace

Dining room 24 m2

Fitted kitchen 18.50 with dual aspect doors opening to the front and back pool area

Summer living room with a wood pellet burner.

1st Floor

Master bedroom 24 m2 with ensuite bathroom 4,70 m2

Berdroom 9,50 m2 with en suite shower room 5 m2

Childrens bedroom with hand basin and landing with fitted wardrobes and and separate WC, 10,70 m2

Bedroom 10,65 m2

Bedroom 10 m2 with ensuite shower room 4,50 m2
Separate WC

Laudry room 5,40 m2

Further outbuildings include the pool pump room, various storage rooms, a wine cellar, a green housea and a garage of 26 m2.

The swimming pool is 10 x 5 metres with a large covered dining area with summer kitchen with an open fireplace, measuring 50 m2.

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

NOTES