



EXQUISITE ESTATE CIRCA 1850 WITH
MAGNIFICENT GARDENS AND 3.5 HECTARES OF
PARK LAND 4KM FROM COGNAC.

EXQUISITE ESTATE CIRCA 1850 WITH MAGNIFICENT GARDENS AND 3.5 HECTARES OF PARK LAND 4KM FROM COGNAC.

DESCRIPTION

Situated in a privileged location in between two chateaux, on the river Charente, in a private natural park of 3.6 hectares, 4km from the centre of Cognac. A hidden gem, authentically renovated with flagstone floors, sourced from a presbytery in southern France and regal rooms leading through the annex displaying the glorious grounds from every window.

A gardeners paradise with wonderful vegetable garden and orchard. Situated 120km from Bordeaux and La Rochelle airports. Angouleme is 40 km for Tgv links to Paris in 2 hours. The Atlantic coast is 50 minutes drive and all amenities can be reached within a 5 minute drive to Cognac.



PROPERTY FACT FILE

REFERENCE	64249TS16
PRICE	€ 620,000 £ 0* agency fees to be paid by the seller
BEDROOM	5
BATHROOM	4
ACCOMODATION	380 m ²
LAND	36000 m ²
TOWN	Cognac
DEPARTMENT	Charente
LOCATION	0-2KM to amenities
TYPE	Country House, Family Home,
CONDITION	Good condition, ,
FEATURES	Barns / outbuildings, Character property, Detached
*Price based on current exchange rate which is subject to change	



GROUND FLOOR ...

Reception room 80 m² with stunning hand crafted windows and flagstone floors with open fireplace. Kitchen fully equipped with stunning barn door 30 m² Bedroom with ensuite bathroom 23 m². Grand salon with open fireplace 44m². Bureau 32 m² . WC 10 m². 2 Bedrooms (one with en suite shower) 22, 16 m².

Master bedroom with en suite bathroom 46.5 m².

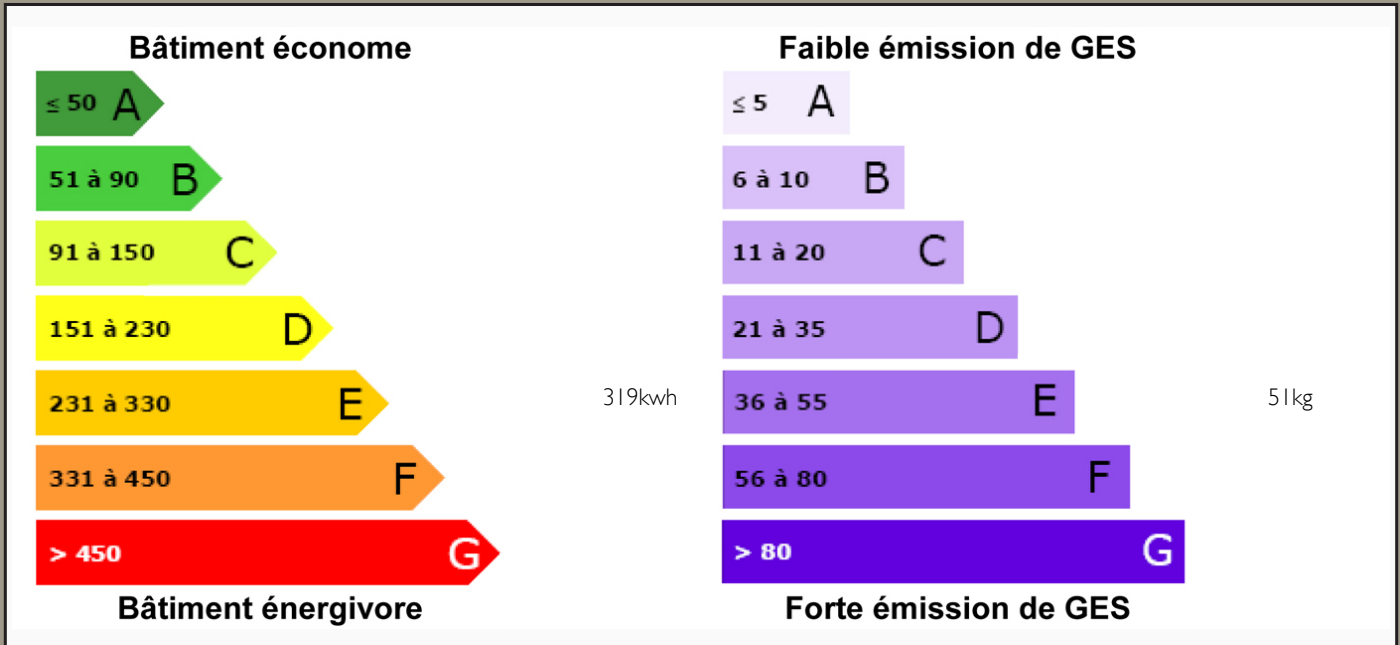
FIRST FLOOR ...

2 Bedrooms 32, 12 m² Bathroom 6.5 m² Outbuildings (newly laid roof) with stables and workshop Oil fired central heating with a recently installed heat pump.



EXQUISITE ESTATE CIRCA
1850 WITH MAGNIFICENT
GARDENS AND 3.5 HECTARES
OF PARK LAND 4KM FROM
COGNAC.

ENERGY-DPE



IMPORTANT-NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT-DETAILS

UK Freephone: 08700115151
Telephone: +33 553 608 488
FAX: +33 553 566 257
E-mail: prestige@leggett.fr