



PRIVATE MANOR HOUSE-5 BEDROOMS & 3
BATHROOMS, HEATED SWIMMING POOL ,
MAISON D'AMIS , DEPENDENCES. 10KM
COGNAC

PRIVATE MANOR HOUSE-5
BEDROOMS & 3
BATHROOMS, HEATED
SWIMMING POOL ,
MAISON D'AMIS ,
DEPENDENCES. I...



PROPERTY FACT FILE

REFERENCE	A30604JH116
PRICE	€ 620,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (585 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	3
ACCOMMODATION	330 m ²
LAND	2095 m ²
TOWN	Saint-Sulpice-de-Cognac
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage

*Price based on current exchange rate which is subject to change



- Beautiful private setting with walled gardens .
- Heated swimming pool with large covered terrace .
- Spacious accommodation and entertaining areas .
- Sandy SW coast 60km . 3 good airport connections .
- Good energy efficiency - C rating .

PRIVATE MANOR
HOUSE-5 BEDROOMS & 3
BATHROOMS, HEATED
SWIMMING POOL ,
MAISON D'AMIS ,
DEPENDENCES. I...
Ref : A30604JHI16

Napoleonic manoir dating from 1810 , offering complete privacy and enclosed by large charentaise stone walls.

The current owners have updated the property to benefit from modern living whilst retaining the original charm and character .

The house offers large rooms across the groundfloor including an

DESCRIPTIF

The house in more detail :

GROUND FLOOR - underfloor heating and double glazed .

Entrance hall : 20m2 with Wc / cloakroom .

Library : 36m2 ; parquet floor and open fireplace .

Living area : 71m2 with insert wood burner and modern fully fitted open plan kitchen .

Dining room : 32m2 with woodburner .

Office : 12m2

Gym : 17m2

Laundry : 14m2 with underground wine cellar .

FIRST FLOOR:

Bedroom 1 : 40m2 with ensuite shower room , WC and dressing room .

Bedroom 2 : 34m2 with roll top bath , ensuite shower room and built in cupboards .

Bedroom 3 : 12m2

Bedroom 4 : 11m2

Bedroom 5 : 10m2

Shower room and separate WC .

Exterior :

Gardens enclosed by large stone walls with 2 gated entrances .

12m x 5 m heated swimming pool with electric shutter .

Maison d'amis : 60m2 with shower room and WC .

Garage : 115m2 - suitable for 5 cars .

Dependences with preliminary plans for transformation into habitable space /gites subject to current planning regulations .

Property is situated at just 10km from the beautiful riverside town of Cognac ,

23km from Saintes , 95km from la Rochelle and airport and 130km from Bordeaux .

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30604JHI16>

COMPLETE FILE AND PHOTO ON REQUEST

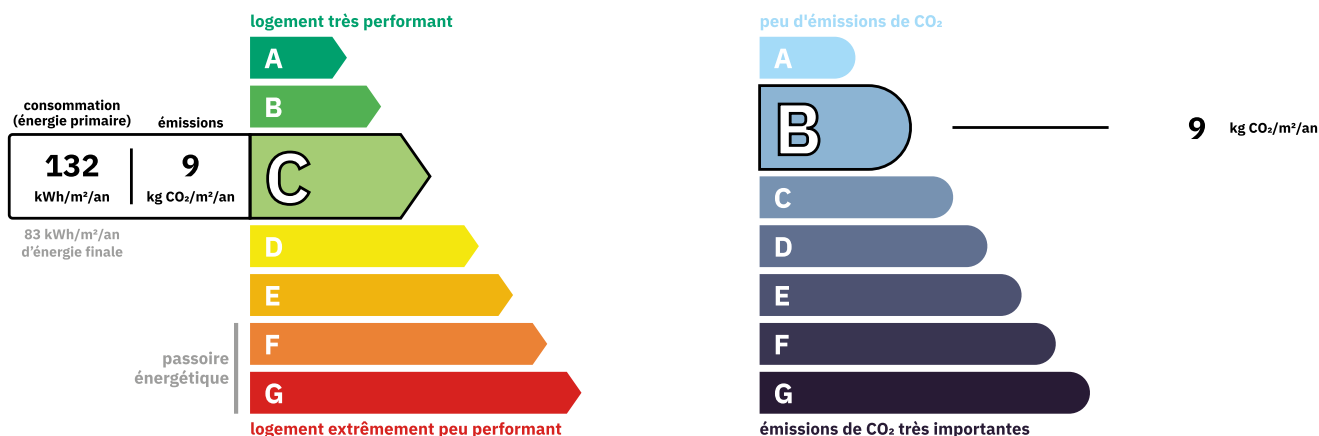


PRIVATE MANOR HOUSE-5
BEDROOMS & 3 BATHROOMS
HEATED SWIMMING POOL ,
MAISON D'AMIS ,
DEPENDENCES. I...

Ref : A30604JH116

ENERGIE-DPE

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



Property Moderately efficient
Estimated annual energy costs
between 2400 € and 3320€ for 2021

NOTICE

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

1: 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

Réf : A30604JH116
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr