







# BEAUTIFULLY PRESENTED 6 BEDROOM HOUSE WITH MANAGEABLE GARDEN WITH LOVELY POOL, ONLY 15 MINUTES TO COGNAC!





### PROPERTY FACT FILE

REFERENCE A32632EB16

PRICE € 475,000 £ 0\*

\*agency fees included: 5 % TTC to be paid by the buyer (452 380 EUR hors honoraires)

BEDROOM

BATHROOM

431 m<sup>2</sup> ACCOMMODATION

4830 m<sup>2</sup> LAND

TOWN Angeac-Champagne

DEPARTMENT

LOCATION Hamlet property

TYPE Maison de Vacances, House,

Family Home

CONDITION

**FEATURES** Swimming Pool, Other Drainage,

Private parking

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





- Immaculately presented
- Flexible living configurations
- Gite potential
- B rated for energy efficiency
- Swimming pool

Just a short drive from the historic town of Cognac, this immaculate house has many possibilities. It can be configured as a large family home, two independent houses, ideal for multi-generational living, or an owners house and gîte, opening up potential for a holiday let business.

### DESCRIPTION

#### Ground Floor

- Entrance hall with storage area & WC
- Living/ reception room 33m2
- Kitchen/ diner 58m2
- Study/ living room 27m2
- Large living room 54m2
- Second kitchen 28m2
- Living room/ playroom 24m2
- Living room 25m2

#### First Floor

- Master bedroom (35m2) with ensuite bathroom (bath, separate shower, basin, WC)
- Bedroom 2 (20m2) with ensuite bathroom (bath, shower over bath, basin, WC  $\,$
- Bedroom 3 (28m2) with ensuite shower room (shower, basin, WC)
- Bedroom 4 (32m2)
- Bedroom 5 (12m2)
- Bedroom 6 (12m2)
- Family bathroom (bath, basin, WC)

#### Outside

- Swimming pool, fully fenced with hard security cover
- Large covered terrace and dining areas
- Covered well
- Garden shed
- \* Heating underfloor throughout ground floor plus wood-burner. First floor electric radiators
- \* Drainage septic tank

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

More Online :

https://leggettprestige.com/luxury-property-for-sale/view/A32632EB16 COMPLETE FILE AND PHOTO ON REQUEST BEAUTIFULLY PRESENTED 6 BEDROOM HOUSE WITH MANAGEABLE GARDEN WITH LOVELY POOL. ONLY 15 MINUTES TO CO...

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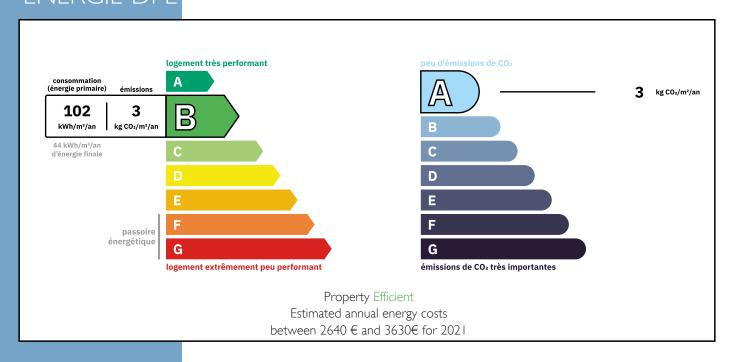


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# **ENERGIE-DPE**



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## CONTACT

Réf :A32632EB16 FILE COMPLETE AND PHOTOS ON REQUEST



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