



STUNNING MAISON DE MAÎTRE WITH POOL
AND OUTBUILDINGS - SET AMONGST THE VINES
JUST 10 MINUTES FROM COGNAC

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PROPERTY FACT FILE	
REFERENCE	A41639JMR16
PRICE	€ 790,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	5
ACCOMMODATION	576 m²
LAND	7543 m²
TOWN	Cognac
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison, Country House, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- Situated in the "Grande Champagne" Cognac region
- 10 minutes from the centre of town
- Beautifully renovated country estate with pool
- Stunning modern kitchen/diner
- Spa / Hammam, outbuildings and a second cottage

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Set behind grand entrance gates and surrounded by the vines of the "Grande Champagne" Cognac region, this beautiful country estate, just a 10 minute drive into the centre of town, has it all :

- An elegant and refined Maison de Maître mixing classic 19th century

DESCRIPTION

Located amongst the vineyards in the Charente region, near the border with the Charente-Maritime and just ten minutes from the historic town of Cognac, this stunning, light-filled property offers the perfect mix of French character charm coupled with comfortable modern living. It is comprised of :

Maison de Maître :

Ground Floor :

Entrance hall : (19m²) with black-and-white checkerboard tiled floor and a quarter-turn elm staircase.

Living Room : (43m²) with fireplace

Lounge : (40m²) with open fireplace, two openings through to the kitchen/diner and access to the dining room to the rear.

Kitchen / Diner : (56m²) set in a modern extension with glazed doors (with electric blinds) opening up onto the terrace. Air-conditioning.

Office : (22m²) offering a modern workspace with built-in storage

Dining Room : (37m²) with bespoke wall storage units and staircase to the first floor.

Corridor (9m²) with access to the basement

Laundry Room : (9m²)

WC

Shower Room : (5m²)

Storage Space : (20m²) offering the possibility of converting into a downstairs bedroom.

First Floor :

Landing : (15m²)

Master Bedroom : (28m²) with en-suite shower room (6m²) and 2 wardrobe / dressing areas. (8m²) This lovely bedroom has double aspect windows and views over the countryside.

Bedroom 2 : (36m²)

Bedroom 3 : (20m²)

Bedroom 4 : (10m²)

Bedroom 5 : (26m²) with door leading onto the top terrace and pool area.

WC

Bathroom : (5m²)

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A41639JMR16>

COMPLETE FILE AND PHOTO ON REQUEST

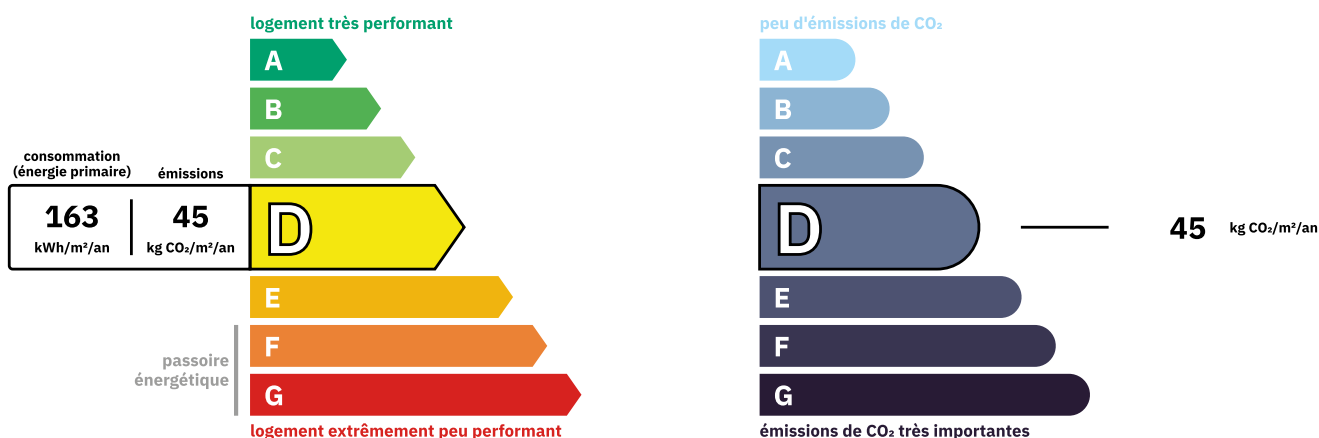


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ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 11160 € and 15160€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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.

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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

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FILE COMPLETE
AND PHOTOS
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