

Location location location! Large residence Centre Cognac offering many opportunities . 1000m2 habitable space

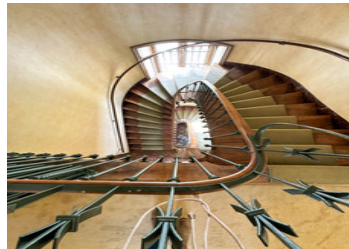


INFORMATION

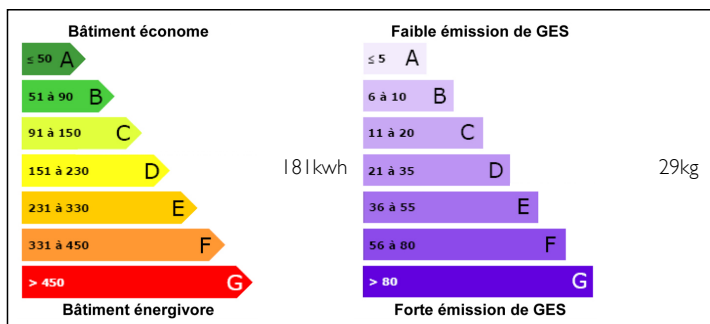
Town:	Cognac
Department:	Charente
Bed:	8
Bath:	2
Floor:	1000 m2
Plot Size:	139 m2

IN BRIEF

In the very centre of Cognac , grand property offering many opportunities . Currently offering a large office area over 2 floors and a further 3 floors as dwellings divided over more than 40 rooms and storage areas . A terrace and small garden is accessible to the rear of the property , and the property has several independent entrances . The property maintains much character and charm - including a large entrance with sweeping staircase over 4 floors . A great opportunity for development in a prime location .



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

The property offers in the current layout :

On the ground floor : Grand entrance, leading to lift and staircase.

6 large offices, 7 archives , 4 cloakrooms with WC , Large meeting room , kitchen plus other rooms .

1st Floor : Large meeting room and 8 large offices , Bathroom , Balconies , Terraces and kitchen .

2nd floor : 4 bedrooms , 3 WC , 2 bathrooms , and large loft spaces ,

3rd floor : 4 bedrooms , loft spaces .

Cellar .

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

NOTES