

Three bedroom, two bathroom townhouse in Cognac with waterfront courtyard



INFORMATION

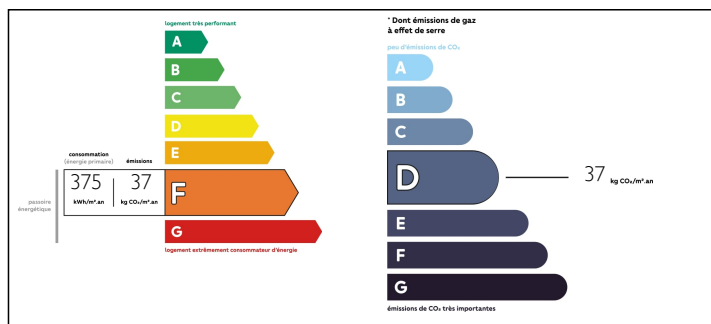
Town:	Cognac
Department:	Charente
Bed:	3
Bath:	2
Floor:	90 m2
Plot Size:	130 m2

IN BRIEF

Charming semi-detached house, close to the centre of Cognac. On the ground floor it consists of an entrance hall, a corridor with toilet, a living room, a kitchen, a dining room. On the second floor : a shower room with toilet, a bedroom, a bedroom with its own bathroom and toilet. On the second floor : a third bedroom. The dining room opens on the outside space of about 70m2 which is bordered by a stream. All amenities are within walking distance. Parking is available right in front of the house and a larger free parking lot is only 20 meters away.



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

House of 90m2
mains gas heating
single glazing
unfinished kitchen
roof revised in 2015
boiler revision in 2021
mains drainage
fibre available but not connected
fireplace not working

Living Room 6.2m x 3.2m = 19M2
Dining 2.5m x 4.9m = 12M2
Bedroom 1 3.2 x 2.9 = 9,3m2
Bedroom 2 3.1 x 3.2 = 10m2 Bathroom 2.2 x 2.5 = 5.5m2
Bedroom 3 6.3 x 4.8 maximum = 30m2

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

LOCAL TAXES

Taxe foncière: 1280 EUR

NOTES