

House in the centre of Cognac with 4 bedrooms and 2 bathrooms. Garden, terrace and garage.



## INFORMATION

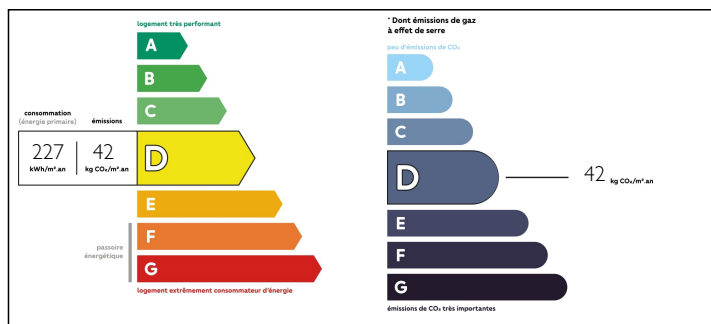
Town:	Cognac
Department:	Charente
Bed:	4
Bath:	2
Floor:	141 m2
Plot Size:	571 m2

## IN BRIEF

Large 4 bedroom house which has been recently extended. Large garden and garage offering off road parking with rear vehicle access to garden. it is situated in the centre of Cognac in a quiet location with a large choice of restaurants, commerces, hypermarkets, cinema complex, swimming pool and hospital all within 2km. 800m to the railway station with services to Angoulême to access the TGV to Paris. The house offers a living room, dining room and large kitchen plus a shower room with WC on the ground floor. 4 bedrooms and a bathroom on the first floor - with the main bedroom overlooking the back garden. Basement and garage with large tended garden and terrace. Double glazing, mains drains, central heating by town gas and fibre internet. 360 video and extra photos available.



## 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.

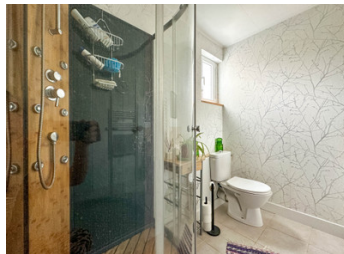


## DESCRIPTION

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



## LOCAL TAXES

Taxe foncière: 1774 EUR

## NOTES