

Nice house in the centre of Cognac. SUB-ORDER

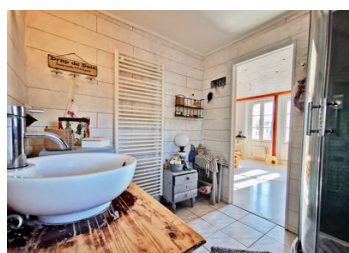


INFORMATION

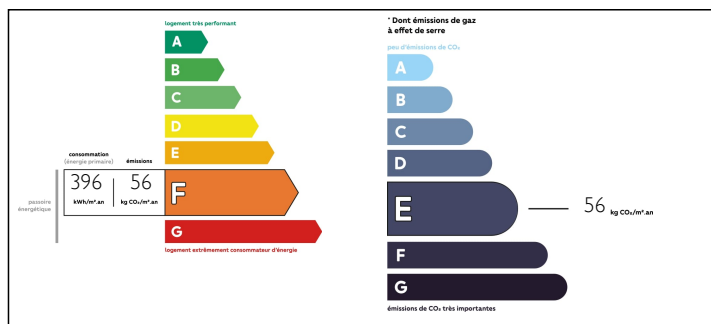
Town:	Cognac
Department:	Charente
Bed:	1
Bath:	1
Floor:	92 m2
Plot Size:	0 m2

IN BRIEF

*** SUB-ORDER *** Nice town house of 92m2 on 3 levels. Cognac centre. The house includes on the ground floor a nice fitted kitchen with exposed stones and a separate toilet. On the second floor a living room with an old fireplace (not functional). On the second floor a bright bedroom with two windows and the shower room (new cabin) and toilet. The cellar has been transformed into a living room. For more information contact me.



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

Kitchen: 22m2

Wc :1m2

Living room: 23m2

Bedroom: 19m2

Shower room and wc: 4m2

Basement: 23m2

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

LOCAL TAXES

Taxe foncière: 624 EUR

NOTES