

House in a vineyard, many outbuildings, great possibilities of development and ideal geographical situation, n



INFORMATION

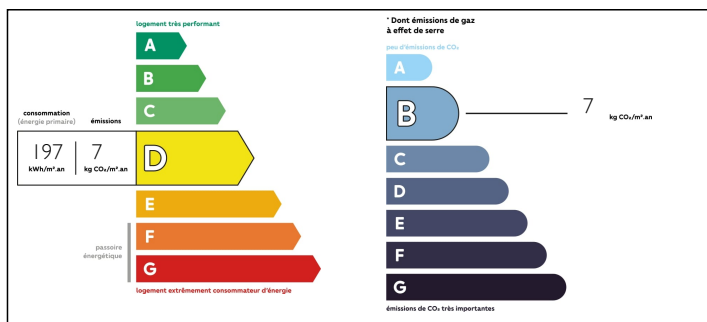
Town:	Saint-Sulpice-de-Cognac
Department:	Charente
Bed:	4
Bath:	2
Floor:	177 m2
Plot Size:	7261 m2

IN BRIEF

Superb stone house with lots of character on large plot of land and its outbuildings (secondary dwellings, barn, wine storehouse, wine workshop), in a quiet village close to Cognac and its many amenities.



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

Let yourself be seduced by this beautiful property of character to be entirely renovated. Only 10km from Cognac, situated in a quiet village and still offering great potential with its outbuildings.

The large entrance hall (27m²) leads to the ground floor with a spacious kitchen of 32m² and a lounge of 34m².

From the entrance you have access to the first floor which consists of:

- Landing (10m²)
- Bedroom 1 (8,5 m²)
- Bedroom 2 (10,5 m²)
- Bedroom 3 (15 m²)
- Bedroom 4 (31 m²)
- 2 bathrooms (4 m² and 5 m²) each with bath, washbasin, bidet and WC

On the second level there is a 42 m² attic which can be converted

In addition to the main house, there are two outbuildings attached to the house, one on the left, the other at the back. The first has a floor surface area of 50 m² , on two floors. A possibility of development for a total surface area of 100 m².

The second outbuilding at the back of the house has a surface area roughly equivalent to the first, so approximately 100 m², also on two floors.

The land (over 7,000 m²) includes several outbuildings:

- Wine-growing workshop (200 m²)
- Barn (100 m²)
- Wine storehouse (130 m²)

House in need of complete renovation and offering enormous potential with lots of character.

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

NOTES