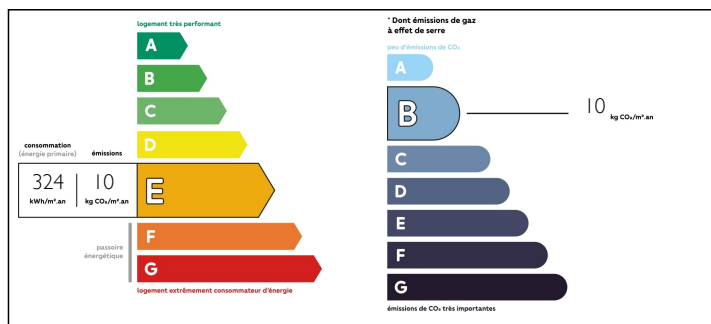


Detached character house, gardens and dependances . 4 bedrooms & 2 bathrooms . Near to Cognac .

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Sulpice-de-Cognac
Department:	Charente
Bed:	4
Bath:	2
Floor:	174 m2
Plot Size:	2981 m2

IN BRIEF

Traditional charentaise stone house - full of original charm and character . The property offers a large entrance with original open fireplace with 2 large reception rooms on the ground floor with 4 double bedrooms and 2 bathrooms on the first floor . Gardens to the front and rear - including a pretty secluded courtyard . Dependences including a garage , open barn and possibilities with the right permissions to convert a closed barn to add extra living accommodation . The current owners have renovated important aspects of the house – notably the roof of the main house , electrics , double glazing , insulation and the fosse drainage system . Set just under 12km to the historic and beautiful town of Cognac with the local boulangerie at 3km . 50km to the TGV station in Angouleme offering easy and quick access to Paris and Bordeaux . 65km to the sandy beaches of the Atlantic...

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 house in more detail :

Enter through the gated front garden and driveway .

GROUND FLOOR :

ENTRANCE : 23m2 with open fireplace and handmade staircase .

SALON : 29m2 with wood burner and double doors opening to rear courtyard .

DINING ROOM / KITCHEN : 27m2 with laundry 6m2 .

FIRST FLOOR :

HALLWAY : 10m2

BEDROOM 1 : 20m2

BEDROOM 2 : 17m2

BEDROOM 3 : 16m2

BEDROOM 4 : 16m2 with ENSUITE with bath and WC .

BATHROOM with bath and WC

LOCAL TAXES

Taxe foncière: 1290 EUR

To the rear of the property we find a pretty courtyard with a covered area which opens up the a large rear garden laid to grass and trees .

Dependances include GARAGE 27m2 , OPEN HANGER 40m2 , WOODSTORE 40m2 and BARN 60m2 .

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

NOTES