LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A21128JHI16 Price: 199 950 EUR

agency fees included: 8 % TTC to be paid by the buyer (185 140 EUR without fees)

Immaculate detached house : 3 bedrooms with separate apartment with 2 beds/ bathrooms . Garage. Nr Cognac

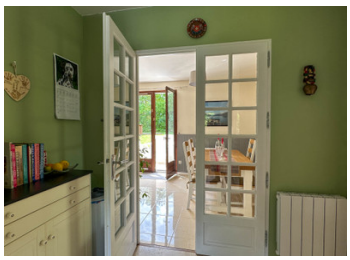
EXCLUSIVE







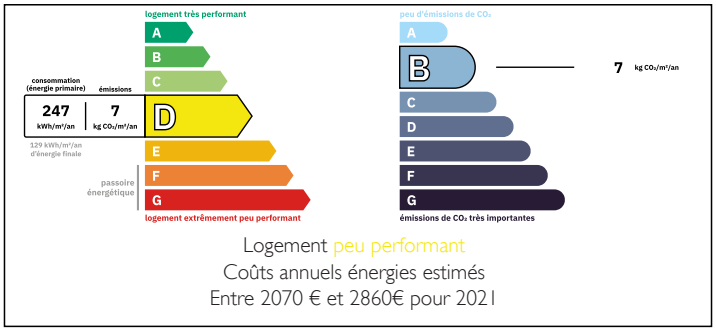








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2070 € et 2860€ pour 2021

INFORMATION

Town:	Saint-Sulpice-de-Cognac
Department:	Charente
Bed:	5
Bath:	3
Floor:	153 m2
Plot Size:	1420 m2

IN BRIEF

Modern detached house in immaculate condition with modern kitchen and bathrooms.
The house has a self contained apartment on the ground floor making this the perfect property for extended family stays , separate generation living or simply to rent out as a gite or air bnb.
Both floors open directly onto a terrace and well tended and manageable gardens .
Above ground pool .
Garage and driveway .

Set in the vineyards of the Cognac region the property enjoys views over the garden and extending countryside from all sides .
The house is extremely well situated being less than a km to the large village of Burie with all commerces, weekly market , doctors and supermarket .
Situated in the desired 'Golden triangle ' area - the house is just 12 km from the picturesque town of Cognac and the river Charente , 20km from...

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.

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LOCAL TAXES

Taxe foncière:	**1298 EUR**

NOTES

DESCRIPTION

The house in more detail :

Main living floor - First floor .
ENTRANCE HALL - 6m2 with both step and slope access .
KITCHEN - 11m2 , Fully fitted with appliances .
SALON - 23m2 , Access to terrace via 2 French doors . Woodburner stove.
TERRACE 14m2 with retractable blind .
Corridor leading to :
BEDROOM 1 - 11m2 , with French doors opening to terrace and built in wardrobes .
BEDROOM 2 - 11m2 .
BEDROOM 3 - 10m2 .
SHOWER ROOM - 4m2 with modern walk in shower and vanity unit.
SEPERATE WC - 2m2 .

Ground floor apartment :
SALON - 12m2 , Access to terrace and BBQ area via French doors .
Opening to KITCHEN / DINING AREA - 12m2 .
Corridor leading to :
BEDROOM 1 - 9m2 .
BEDROOM 2 - 9m2 .
SHOWER ROOM - 6m2 with WC .
SHOWER ROOM 2 - 5m2 with WC .

GARAGE - 24m2

EXTERIOR :
Gated driveway and parking for several cars .
Well tended gardens surround the property with shrubs and trees .
Recent above ground pool .

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