LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38451JHI16 Price: 145 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (133 028 EUR without fees)

Riverside property in Cognac . 3 bedroom/ 2 bathroom .Garden ,balcony & garage . Boulangerie 500m.















INFORMATION

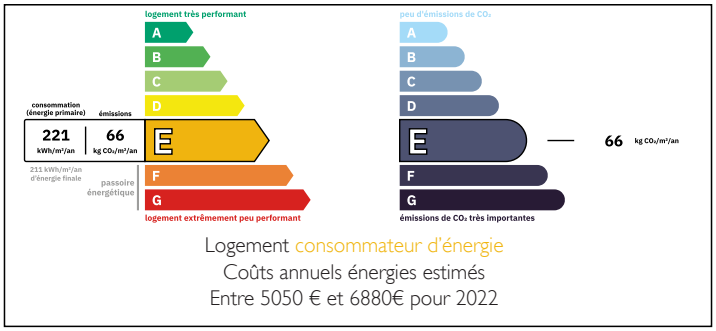
Town:	Cognac
Department:	Charente
Bed:	3
Bath:	2
Floor:	183 m2
Plot Size:	452 m2

IN BRIEF

Set just 500m from a Michelin restaurant plus a selection of other restaurants , bars and boulangeries , this is a perfectly placed property in Cognac which overlooks the Charente river .
Offering single level living on the first floor - with kitchen , open plan living room with large patio doors opening to a large balcony overlooking the gardens and the river Charente , 2 bedrooms and bathroom / WC .
On the ground floor there is a 3rd bedroom , ensuite shower room and WC , a laundry area and a veranda opening to the gardens .
Integrated garage .

Garden has direct and private access to the river Charente , allowing you to jump in a canoe and make the most of this beautiful river in both directions.
The house requires some renovation works.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5050 € et 6880€ pour 2022

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

Mains drains , Single glazing and Oil fired central heating .
Main living on the first floor :
External staircase leads to Entrance 5m2
Kitchen 9m2 fully fitted .
Open plan living room 49m2 with fireplace and large patio doors opening to balcony - 16m2 .
Bedroom 1 - 21m2 with doors opening to balcony .
Bedroom 2 - 9m2 .
Internal staircase to the groundfloor .
Bedroom 3 - 9m2 with shower room .
Separate WC.
Utility room incorporating boiler - 24m2 .
Conservatory leading to garden 37m2 .
Integrated garage 34m2 .

Exterior - compact garden .

NOTES

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

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