LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A41639JMR16 Price: 790 000 EUR

agency fees to be paid by the seller

Stunning Maison de Maître with pool and outbuildings - set amongst the vines just 10 minutes from Cognac







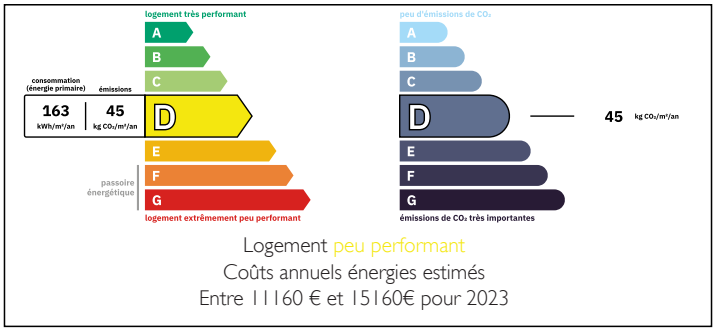








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 11160 € et 15160€ pour 2023

INFORMATION

Town:	Cognac
Department:	Charente
Bed:	5
Bath:	5
Floor:	576 m2
Plot Size:	7543 m2

IN BRIEF

Set behind grand entrance gates and surrounded by the vines of the "Grande Champagne" Cognac region, this beautiful country estate, just a 10 minute drive into the centre of town, has it all :

- An elegant and refined Maison de Maître mixing classic 19th century architecture with modern luxury. With 576m² of living space, the property offers 3 reception rooms, a wonderfully modern kitchen/diner, 5 large bedrooms including a stunning master suite and even a converted basement with spa, sauna and steam-room.

- A U-shaped series of outbuildings including a 2-bed caretakers cottage (for refreshment), double garage, old wine stores and a huge 220m² barn that would make a perfect entertainment / event space.

- A swimming pool and terrace overlooking the walled courtyard and gardens and with a view across

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: **4176 EUR**

NOTES

DESCRIPTION

Located amongst the vineyards in the Charente region, near the border with the Charente-Maritime and just ten minutes from the historic town of Cognac, this stunning, light-filled property offers the perfect mix of French character charm coupled with comfortable modern living. It is comprised of :

Maison de Maître :

Ground Floor :
Entrance hall : (19m²) with black-and-white checkerboard tiled floor and a quarter-turn elm staircase.
Living Room : (43m²) with fireplace
Lounge : (40m²) with open fireplace, two openings through to the kitchen/diner and access to the dining room to the rear.
Kitchen / Diner : (56m²) set in a modern extension with glazed doors (with electric blinds) opening up onto the terrace. Air-conditioning.
Office : (22m²) offering a modern workspace with built-in storage
Dining Room : (37m²) with bespoke wall storage units and staircase to the first floor.
Corridor (9m²) with access to the basement
Laundry Room : (9m²)
WC
Shower Room : (5m²)
Storage Space : (20m²) offering the possibility of converting into a downstairs bedroom.

First Floor :
Landing : (15m²)
Master Bedroom : (28m²) with en-suite shower room (6m²) and 2 wardrobe / dressing areas. (8m²) This lovely bedroom has double aspect windows and views over the countryside.
Bedroom 2 : (36m²)
Bedroom 3 : (20m²)
Bedroom 4 : (10m²)
Bedroom 5 : (26m²) with door leading onto the top terrace and pool area.
WC