

Detached house with 2 bedrooms, studio apartment and garages within walking distance to the centre of Cognac.

EXCLUSIVE



INFORMATION

Town:	Cognac
Department:	Charente
Bed:	3
Bath:	3
Floor:	127 m2
Plot Size:	542 m2

IN BRIEF

Located in the touristic town of Cognac, this delightful detached character home offers a perfect blend of charm, comfort, and convenience.

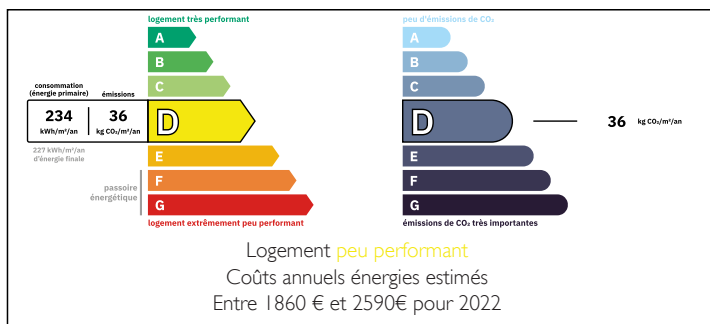
The main house features two bright reception rooms, two bedrooms, and two bathrooms, including one conveniently located on the ground floor.

A separate studio apartment with its own independent entrance provides an excellent opportunity for year-round rental income or guest accommodation.

The property is within easy walking distance of the town centre, with direct access to the train station, a wide selection of restaurants and bars along the picturesque Charente River, as well as all amenities including three hypermarkets.

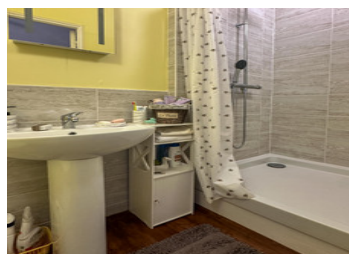


ENERGY - DPE



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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 :

Ground floor :

Kitchen 12m2 with fitted units .

Salon : 26m2 with woodburner .

Dining room : 24m2

Bedroom no 1 : 10m2

Bathroom with bath , shower and WC : 7m2

Summer room : 9m2

First floor :

Bedroom 2 : 21m2 with shower room and WC .

Studio apartment : 30m2 Open plan with corner kitchen and modern shower-room .

Garage with laundry area and WC .

Second garage with street access .

Enclosed garden .

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

LOCAL TAXES

Taxe foncière: 2125 EUR

NOTES