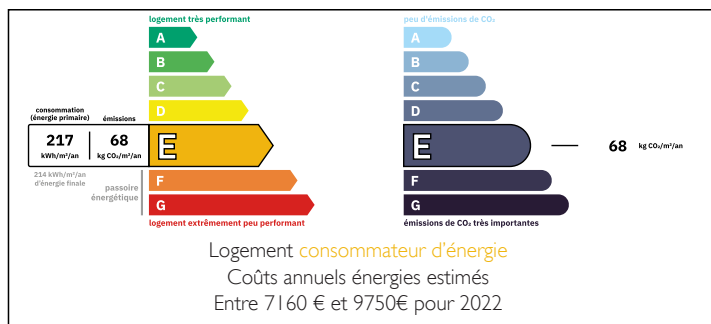


## Elegant and Grand Maison de Maître with Vineyard Views – 5 Bedrooms, 4 Bathrooms – 9 km from Cognac

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Louzac-Saint-André |
| Department: | Charente           |
| Bed:        | 5                  |
| Bath:       | 4                  |
| Floor:      | 260 m2             |
| Plot Size:  | 7164 m2            |

## IN BRIEF

A truly unique property, distinguished by two formal façades, each lending the house an elegant and imposing presence.

Set within a peaceful hamlet that feels like a private estate, this grand former Cognac domaine enjoys wonderful views over the surrounding vineyards and rolling countryside. Once owned by a single family, the hamlet is steeped in history.

Rich in original character, it features a beautiful turning staircase rising to the second floor, fireplaces, exposed stone walls and timber beams.

The house offers four large & luminous reception rooms on the ground floor, with large windows on both sides of the property.

There are five generous bedrooms, two with en-suite bathrooms, with views over the gardens, vineyards and countryside. A garage and outbuilding complete the property.

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.



## LOCAL TAXES

**Taxe foncière: 1554 EUR**

## NOTES

## DESCRIPTION

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Less than 10 km from the historic town of Cognac, with its excellent restaurants, cafés and amenities, this is a rare opportunity to acquire a distinguished country home in an exceptional setting .

The house in more detail :

Ground floor :

Entrance hall : 14m2

Salon : 26m2 with open fireplace .

Rear Salon : 14m2

Dining room : 30m2

Living room : 38m2 with open fireplace .

Kitchen : 12m2

Shower room with WC : 4m2

First Floor :

Bedroom 1 : 24m2 with ensuite and dressing area .

Bedroom 2 : 26m.

Bedroom 3 : 15m2 .

Bedroom 4 : 15m2

Family bathroom : 3m2