LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46720TS16 Price: 945 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (900 000 EUR without fees)

19th century 5-acre Charentaise Farm in the vineyards near Cognac with 5 cottages and a heated pool

EXCLUSIVE







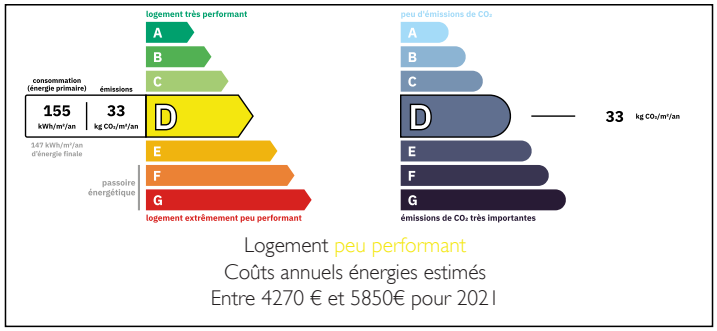








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4270 € et 5850€ pour 2021

INFORMATION

Town:	Cognac
Department:	Charente
Bed:	18
Bath:	10
Floor:	710 m2
Plot Size:	25000 m2

IN BRIEF

Presented to an exceptional standard, this charming stone built estate combines authentic Charentaise architectural charm with the comfort and reliability of a thoroughly modern renovation. The property has been meticulously upgraded, including new roofs, carefully repointed interior and exterior stonework, renewed electrical and plumbing systems, double glazing and excellent fibre-optic connectivity.

Landscaped gardens provide a tranquil setting for guests and owners alike, complemented by an enclosed 13m x 6m heated swimming pool, private parking and generous outdoor entertaining areas. Mature planting, established lawns create an atmosphere of privacy and understated French country elegance.

Perfectly suited to those seeking a prestigious private residence with substantial, turn-key

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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DESCRIPTION

Accommodation

The Main House, steeped in character, offers 5 large double bedrooms on the first floor and 3 bathrooms. The ground floor comprises a spacious open plan living area and the well appointed kitchen/dining area.

The five fully furnished cottages, offer a total of 13 bedrooms and 9 bathrooms across the accommodation and are sold totally equipped, including linen. Providing flexible accommodation for couples, families and larger groups, while the overall configuration offers excellent versatility for continued commercial operation or a combination of private and rental use.

Gîte 1: 3 bedrooms / 2 bathrooms
Gîte 2: 3 bedrooms / 2 bathrooms
Gîte 3: 2 bedrooms / 1 bathroom
Gîte 4: 3 bedrooms / 1 bathroom
Gîte 5: 2 bedrooms / 1 bathroom

Comfort & Infrastructure

The main house benefits from oil-fired central heating with underfloor heating to the ground floor, while the cottages are equipped with electric heating. The gardens have an automatic irrigation system in place.. The swimming pool is maintained by an efficient heat-pump system, extending the swimming season and enhancing the property's appeal to holiday guests.

Its proximity to Cognac in 6 miles, places the estate within easy reach of the town's celebrated heritage, restaurants and internationally renowned cognac houses, while the surrounding countryside and vineyard views, offer the peace and beauty associated with the Charente.

Information about risks to which this property is exposed is available on the Géorisques website :

NOTES