LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47862JHI16 Price: 399 950 EUR

agency fees included: 5 % TTC to be paid by the buyer (379 950 EUR without fees)

House full of character and charm offering 5/6 bedrooms . Excellent location 8km to Cognac .















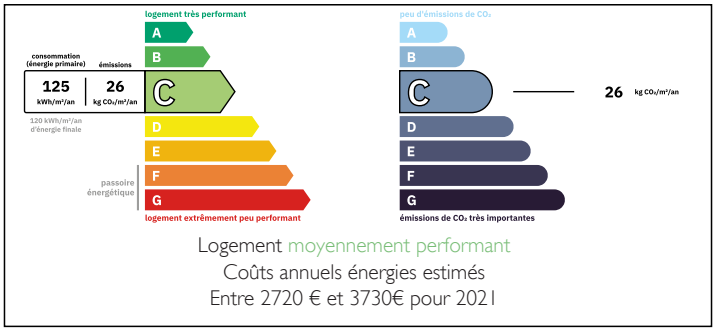
INFORMATION

Town:	Ars
Department:	Charente
Bed:	5
Bath:	1
Floor:	242 m2
Plot Size:	600 m2

IN BRIEF

Charming character house in a welcoming village, just 7km from the historic town of Cognac. Ideally located within walking distance of a restaurant, local shop and pharmacy, this beautifully presented home combines original French character with modern comfort. Exposed stone walls, beams and an open fireplace create warmth and charm, complemented by tasteful decoration throughout. The property offers 5 bedrooms on the first floor, plus a 6th bedroom on the second floor with a sloping ceiling. Double glazed, mains drainage, mains gas central heating and an excellent energy rating of C. Outside, the manageable gardens to the front and rear include a small dipping pool, summer kitchen and private parking. A wonderful family home or second residence, ready to move into and enjoy immediately. With its generous accommodation, attractive outdoor space and excellent village location, this is a...

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2720 € et 3730€ pour 2021

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

Charming and beautifully presented character house situated in a welcoming village, just 7km from the historic and prestigious town of Cognac. Ideally located within easy walking distance of a local restaurant, shop and pharmacy, the property offers the perfect combination of traditional French village life and everyday convenience.

Full of original character, the house has been tastefully decorated throughout, retaining attractive features including exposed stone walls, traditional beams and an open fireplace, while offering the comfort of modern finishes. The accommodation is generous, with five bedrooms on the first floor and a further sixth bedroom on the second floor, with a charming sloping ceiling. This flexible space would suit a large family, guests or those wanting dedicated office or hobby rooms.

The house is double glazed and benefits from mains gas central heating and mains drainage, with a very good energy rating of C. The property is ready to move into and enjoy, with no major work required.

Outside, there are manageable gardens to both the front and rear. The private rear garden includes a small dipping pool and summer kitchen, creating an ideal space for relaxing, entertaining and enjoying long summer evenings. Private parking is also available to the front.

A wonderful family home or second residence, offering character, comfort and practical living in a sought-after location close to Cognac, with its shops, restaurants, schools, services and famous vineyards all within easy reach.

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

NOTES

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