LEGGETT
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Ref: A47995ELM16 Price: 249 000 EUR

agency fees to be paid by the seller

Elegant Stone Town House in the Heart of Cognac with Garden and Outbuildings















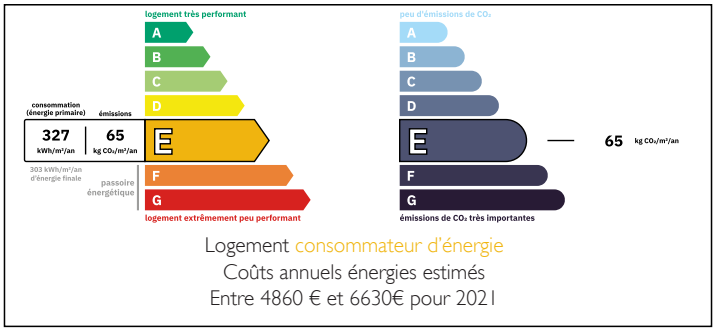
INFORMATION

Town:	Cognac
Department:	Charente
Bed:	4
Bath:	2
Floor:	176 m2
Plot Size:	341 m2

IN BRIEF

In the heart of Cognac, within easy walking distance of shops, schools and everyday amenities, this elegant stone town house dating from around 1870 offers a wonderful combination of period character and city living. Its handsome dressed-stone façade, generous proportions and high ceilings give the property a distinctive presence. Arranged over four levels, the house offers spacious living accommodation, four potential bedrooms plus an additional flexible room, several useful ancillary spaces and a lovely terrace overlooking the mature 341 m² garden. The lower-ground floor also provides considerable scope for further use or adaptation. A characterful home offering the rare advantage of a private garden in the centre of Cognac.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4860 € et 6630€ 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.

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LOCAL TAXES

Taxe foncière:	**2439 EUR**

NOTES

DESCRIPTION

Behind its handsome dressed-stone façade, this elegant town house dating from around 1870 offers generous proportions and plenty of period character.

Ideally situated in the heart of Cognac, the property is within comfortable walking distance of shops, schools and everyday amenities, making it particularly well suited to those looking to enjoy the convenience and lifestyle of a town centre location.

The house is arranged over four levels and retains many of the features one would expect from a property of this period, including high ceilings and a beautiful wooden staircase connecting the floors.

At the main living level, an entrance hall with WC leads into a welcoming dining room, opening onto the sitting room and kitchen. Both the sitting room and kitchen have direct access to the terrace, creating a natural connection between the house and garden. With views over the greenery beyond, the terrace provides a lovely setting for outdoor dining and relaxing.

The first floor provides three generously proportioned bedrooms, a bathroom, a separate shower room and an independent WC, creating a comfortable family sleeping area.

On the second floor, there is a fourth bedroom together with a further versatile room which could be used as an additional bedroom, home office or hobby room. A large attic provides valuable additional storage space.

The lower-ground floor adds another particularly useful dimension to the property. It currently comprises four rooms, including a utility room, cellar, boiler room and workshop. These spaces could be adapted to suit a variety of needs,...