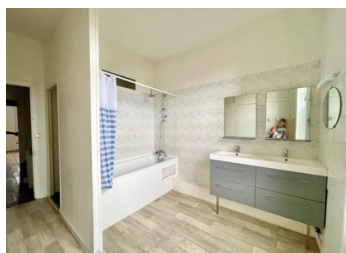


Town house with a courtyard, terrace and garage, including commercial premise and a one bed apartment



INFORMATION

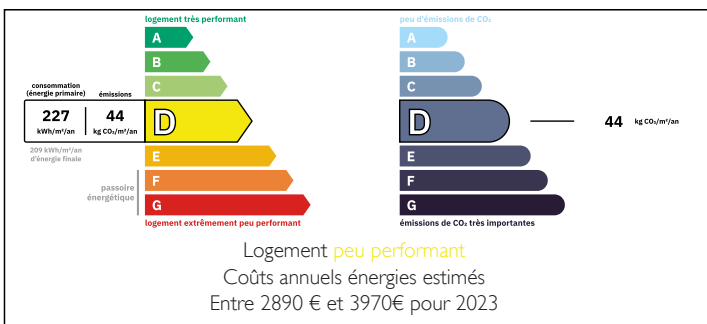
Town:	Cognac
Department:	Charente
Bed:	4
Bath:	2
Floor:	215 m2
Plot Size:	255 m2



IN BRIEF

A Charentaise house of 142m² offering 3 bedrooms, a lovely terrace and courtyard, a garage, a cellar/boiler room and a spacious, convertible loft of 80m². The commercial premise can be let or incorporated back into the house. The one bedroom apartment has a private entrance and can also be rented out or kept as a guest house. Situated just a few steps from a selection of shops, schools and restaurants.

ENERGY - DPE



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.



DESCRIPTION

The main house has two entrances and is spread over two floors, with a period staircase leading up to the attic and a second service staircase. The ground floor comprises a large kitchen-diner opening onto the terrace and courtyard, a smaller sitting room/study and a separate toilet. The first floor features a large landing leading to a master bedroom with a walk-in wardrobe, plus two further bedrooms and a bathroom with plenty of cupboard space and a separate toilet. The second floor features a large attic which could be converted into additional living space.

Main house 142 m²

Shop/office 27 m²

Flat 48 m²

Terrace 27 m²

Courtyard 80 m²

Cellar 40 m²

Garage 26 m²

NOTES

The one-bedroom flat has its own entrance at the rear, next to the garage. The windows overlooking the courtyard are currently blocked up, as the flat was previously let. On the ground floor, there is an entrance hall, a shower room and a toilet. On the first floor, there is a fitted kitchen opening onto a living room and a bedroom with a large fitted wardrobe.

The property is heated by mains gas and connected to the mains drainage system. Offering numerous opportunities to generate attractive rental income, it could also be refurbished to become a large family home.

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