



## listing



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 403,547.41

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Cognac
Veröffentlicht:	09.02.2026

### Beschreibung:

This charming Art déco house is located within the popular town of Cognac. Local amenities are within walking distance and with easily accessible public transport there is no need for a car. However, unusually for a town centre property, there is a huge bonus as the property has its own private large garage, as well as gated off street parking. The grand elevated entrance to the property opens into a generous entrance hall, where there is access to the main sitting room and dining room with period accents which have been retained. To the rear of the ground floor you will find the hub of the family home with a large open plan traditional kitchen-living-dining area. From the living area there are sliding doors to the balcony which overlooks the garden, orchard, swimming pool (12 x 5m) and hot-tub. A WC completes the ground floor. Ascending the beautiful wooden stairs you will find a generous landing space, off which are 4 good sized bedrooms (one with an en suite shower room, another with a washroom), a family bathroom and a separate WC. The large basement to the property offers space for a laundry area and plenty of storage. Here you will also find the wine cellar and a boiler room, which also houses the pool equipment and water softener. The house has a fantastic energy rating (C) with double glazing throughout and a recently installed heat pump system. The size and location of this house and its grounds, for the price, are not to be missed, so book your viewing today! Images in this listing have been digitally staged for illustrative purposes only. Furniture, décor, and alterations shown do not reflect the actual condition and are not included in the sale unless stated. The property is sold as described in the listing. Price including agency fees : 349 800 € Price excluding agency fees : 330 000 € Buyer commission, tax included: 6%

### Allgemein

Schlafzimmer:	4
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Badezimmer: 2  
Fertige m<sup>2</sup>: 172 m<sup>2</sup>  
Grundstücksgröße: 1127 m<sup>2</sup>

## Gebäudedetails

Außen-Ausstattung: Pool

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/MLSM-T11163/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T11163/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: bvi84094

