



## listing



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 403,201.31

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Cognac
Soumis:	26/08/2025

#### Description:

**EXCLUSIVE TO BEAUX VILLAGES!** Set on a generous level plot near the historic town of Cognac, this 4/5 bedroom house comes with a swimming pool and lovely rural views. The local village of Salles d'Angles, with supermarket and boulangerie, is just a short drive / cycle. Cognac itself provides supermarkets, shops, restaurants etc. The accommodation is arranged over two floors. On the ground floor a large entrance hall gives access to two large reception rooms, the kitchen, two bedrooms, a bathroom and a separate WC. Stairs from the entrance hall rise to the first floor mezzanine landing, off which are two large double bedrooms (one with ensuite shower room), an office / small bedroom and a shower room. Attached to the house is a garage. The garden is mainly laid to lawn and well planted with mature specimen and fruit trees. Next to the house is an outbuilding, part of which forms the pool house for the swimming pool (11m x 6m). Currently used as a second home, this property could make a great permanent of holiday home.

#### Commun

Chambres:	4
Salle de bains:	3
Pied carré fini:	211 m <sup>2</sup>
Dimesions du lot:	8080 m <sup>2</sup>

#### Building details

Outdoor Amenities:	Pool
--------------------	------



IMLIX

Marché immobilier IMLIX  
<https://www.imlix.com/fr/>

---

### Lease terms

Date Available:

### Information additionnelle

Lien URL du site web: [http://www.arkadia.com/MLSM-T3778/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T3778/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: bvi66195

