



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 253,803.4

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Cognac
Soumis:	15/10/2025

Description:

This charming south-facing four-bedroom home offers character, comfort, and outstanding development potential in a picturesque village near Cognac. A standout feature is the approx. 650m² of outbuildings, offering exceptional scope for creating gîtes, a chambre d'hôtes, workshop spaces, or expanding the main residence (subject to permissions). This makes it an ideal opportunity for those seeking a lifestyle change or income-generating project. Set in mature gardens with space for a swimming-pool, the property includes a large conservatory with fireplace, a summer kitchen with shaded terrace, and a variety of fruit trees—perfect for relaxed outdoor living. With a peaceful rural setting and easy access to local amenities, this property combines tranquility with opportunity. Viewing is highly recommended. Price including agency fees : 220 000 € Price excluding agency fees : 205 608 € Buyer commission, tax included:7 %

Commun

Chambres:	4
Salle de bains:	1
Pied carré fini:	217 m ²
Dimesions du lot:	2468 m ²

Building details

Outdoor Amenities:	Pool
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Lease terms



Date Available:

Information additionnelle

Lien URL du site web: http://www.arkadia.com/MLSM-T8526/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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