



## Maison de ville + garage



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 181,571.17

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Cognac
Cap:	16100
Pubblicato:	15/12/2023

### Descrizione:

You want to get closer to a city center, so do not hesitate to come and see in the Chateaubernard sector near the center of Cognac this house of 106 m<sup>2</sup> with adjoining garage and with a terrace located near a commercial area and hospital services in a sought after area. It does not have a garden but a car park 50 m away. It is a property that requires updating (therefore some work to be planned). This one offers you: an entrance serving a bedroom, an office, a toilet, a living room with water point, a garage, Upstairs: a landing where you will find a bedroom, a laundry room, a bathroom, a toilet + bidet, a room that can be used as a third bedroom, a fitted kitchen with a vpu opening allowing access to the terrace. All the openings are in double glazing and in PVC, The heating is electric by convector in all the rooms. Terraced on two sides with insulated exterior wall of the facade. For the technical side: convector heating, 150 L water heater, TAE sanitation, property tax 820?, garage by manual wooden door. It is a house with very beautiful rooms and volume that can be arranged differently from its current layout. Ideal for first purchase or investor for rental. Possible possibility for two accommodations (to be seen). If you want more information or, for a possible visit, do not hesitate to contact me on 06 50 42 11 06. See you soon. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Costruito:	1945
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### Comune

Camere da letto:	2
Bagni:	1



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Finito piedi quadrati: 106 mq

## Room details

Total rooms: 6  
Indoor Features: Fitted kitchen

## Utility details

Heating Fuel: Electric

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 292

## Building details

Parking: Sì  
Number of Garages: 1  
Numero di piani: 1

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/GKAD-T67921/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GKAD-T67921/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 388\_34425

