



## listing



### 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 628,740.24

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Cognac-sur-Ille
Publicato:	08/07/2025
Descrizione:	

This impeccable 7 bedroomed property is ideal for a large family/multigenerational living or someone looking to create their own gite or chambre d'hotes business. With beautiful and private grounds, a large in ground pool and river frontage, this house overlook a charming village which is only a 5 minute walk away and offers plenty of amenities. The main house consists of a light entrance hall which takes you through to a large and lofty kitchen with seating and dining areas that lead onto a stylish terrace and beautiful views. There is a further reception room, large pantry, utility room and downstairs loo. Up the original wooden staircase takes you to the master bedroom with dual aspect, a second bedroom and family bathroom. There are a further 2 double bedrooms on the second floor giving 4 in total. From this floor you connect into the second part of the house which offers a further 3 double bedrooms, a living room, kitchen diner, 2 shower rooms and 2 loos. The current owners have run this as a gite in this part of the house (a future owner would need to obtain necessary permission and appropriate business registration) as there is a separate entrance and private covered terrace with summer kitchen, complete with dishwasher and fridge/freezer. However, the layout also lends itself to multi- generational living or for a large family. The options are endless! There is an in-ground saltwater pool which is 10x5m, which is fenced for safety, and lovely far reaching views across the land down to the river with further seating and shaded areas. There are mature fruit trees and a well established garden which has been lovingly designed to create different areas such as the vegetable garden and waterways running through. There is also an off road parking area for at least 4 cars. Attached to the end of the property is a large barn, currently with 2 workshop areas and an enormous upper level so there is plenty of space to develop the house further (subject to the necessary permissions). Price including agency fees : 545 000 € Price excluding agency fees : 514 151 € Buyer commission, tax included: 6%



## Comune

Camere da letto:	7
Bagni:	3
Finito piedi quadrati:	273 mq
Dimensione del lotto:	10307 mq

## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito:	<a href="http://www.arkadia.com/MLSM-T10085/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/MLSM-T10085/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	bvi81482
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