



## 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 553,176.05

### Posizione

Nazione: France  
Stato / Regione / Provincia: Nouvelle-Aquitaine  
Città: Cognac  
Pubblicato: 07/10/2025  
Descrizione:

Just a short drive from the historic town of Cognac, this very large country house is set on over an acre of land and comes with a swimming pool. Ideal as a large family home, the property could easily be configured as two independent houses - opening up the potential for rental income if desired (subject to necessary permissions) The ground floor offers multiple reception rooms: four reception rooms, a huge kitchen/dining room, a generous second kitchen, an office space (or fifth reception) as well as a ground floor WC. Upstairs, the large master suite is accessed via its own private staircase and comprises a large double bedroom with en suite bathroom. Accessed via a second staircase are five further bedrooms - two with en suite facilities and the remaining three with access to the family bathroom. Outside two paved terraces provide great spaces for outdoor entertaining / relaxation areas. Beyond the terraces the garden is mainly left to lawn with a number trees, shrubs and a vegetable garden. The swimming pool its own terrace overlooking the a garden and the rear of the house. In an excellent location, just a short drive from historic Cognac, this house offers extremely generous living accommodation which, with very little effort, could provide two houses - ideal for gîte or long-term rental as well as multi-generational living. Price including agency fees : 479 500 € Price excluding agency fees : 452 359 € Buyer commission, tax included: 6%

### Comune

Camere da letto: 6  
Bagni: 4  
Finito piedi quadrati: 431 mq  
Dimensione del lotto: 4830 mq



## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/MLSM-T6560/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T6560/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: bvi73041

