



## 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 253,803.4

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Cognac
Publicato:	15/10/2025
Descrizione:	

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. 650m<sup>2</sup> 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 %

### Comune

Camere da letto:	4
Bagni:	1
Finito piedi quadrati:	217 mq
Dimensione del lotto:	2468 mq

### Building details

Outdoor Amenities:	Pool
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### Lease terms



Date Available:

## **Informazioni aggiuntive**

URL del sito:

[http://www.arkadia.com/MLSM-T8526/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T8526/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

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