



## 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 210,541.46

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Germignac
Publicato:	03/02/2026
Descrizione:	

This 3 bedroom traditional stone house is located in a village just south of the vibrant town of Cognac. The house is connected to mains drainage, is fully double glazed with gas central heating and boasts an energy rating of D. The ground floor living accommodation comprises of an open plan living-dining room of 31m<sup>2</sup>, which has access to another 18.4m<sup>2</sup> space which could easily be transformed into a home office space for teleworking or an additional ground floor bedroom. There is a cosy separate kitchen dining area with open fireplace, which gives access to the large attached garage and old swimming pool area which could be restored to its former glory or transformed into a pretty sun terrace. The first floor has 2 double bedrooms and a single bedroom, as well as a family bathroom. To the rear of the property, there is a good sized enclosed garden aswell as a second small barn which gives access to the level above the garage which is an open boarded space of approximately 60m<sup>2</sup>. The garage and loft space could be converted to further accommodation, subject to necessary permissions. This property, whilst needing a little refreshing is a super opportunity with huge potential and has plenty of charm. Contact us today to view it and see for yourself. Price including agency fees : 182 500 € Price excluding agency fees : 169 139 € Buyer commission, tax included: 7.9%

### Comune

Camere da letto:	3
Bagni:	1
Finito piedi quadrati:	99 mq
Dimensione del lotto:	875 mq



## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/MLSM-T11142/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T11142/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: bvi84132

