



## listing



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 259,225.56

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Cognac-sur-Ille
Geplaatst:	10-09-2025

### Omschrijving:

Discover this beautifully renovated village house with a private and established garden that wraps around - ideal for a holiday home or a permanent residence. As you enter the courtyard, you access the house up the external staircase to find a generous, fully equipped kitchen with stunning views. On this level are two double bedrooms and a shower room with electric radiator, all with single glazed windows. From the kitchen you find the stunning living/dining room up a small flight of stairs on a split level, complete with wood burning stove for those cosy evenings and a light, airy dining area - perfect for entertaining. At the top of the house is the master suite, again flooded with natural light. There is a dressing area tucked away behind the double bed and an en suite bathroom with bath, shower and loo. On the ground level there are multiple storage rooms including a workshop, large barn and even an outdoor kitchen with oven, sink and fridge. No detail has been overlooked in this lovely property! The garden comprises the main courtyard, a terraced area with pergola, an overground swimming pool and a well (Which is shared with the neighbour). The garden is fully fenced. The property is partially double glazed, the heating is fuel oil with the tank in the barn. The drainage system is non conforming and would need to be replaced. The property could be sold fully furnished for a full price offer (subject to conditions) - all you would need is your suitcase! Get in touch to book your viewing today. Price including agency fees : 224 700 € Price excluding agency fees : 210 000 € Buyer commission, tax included: 7%

### Algemeen

Slaapkamers:	3
Badkamers:	2
Afgewerkte vierkante meter:	123 m <sup>2</sup>
Lot Afmeting:	630 m <sup>2</sup>



## Building details

Outdoor Amenities:

Pool

## Lease terms

Date Available:

## Additionele informatie

Website URL:

[http://www.arkadia.com/MLSM-T10054/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T10054/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID:

bvi80465

