



## 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 253,803.4 |

### Locatie

|                             |                    |
|-----------------------------|--------------------|
| Aanbevolen Auto Onderdelen: | France             |
| Staat/Regio/Pronvincie:     | Nouvelle-Aquitaine |
| Plaats:                     | Cognac             |
| Geplaatst:                  | 15-10-2025         |

### Omschrijving:

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 %

### Algemeen

|                             |                     |
|-----------------------------|---------------------|
| Slaapkamers:                | 4                   |
| Badkamers:                  | 1                   |
| Afgewerkte vierkante meter: | 217 m <sup>2</sup>  |
| Lot Afmeting:               | 2468 m <sup>2</sup> |

### Building details

|                    |      |
|--------------------|------|
| Outdoor Amenities: | Pool |
|--------------------|------|

### Lease terms



Date Available:

## **Additionele informatie**

Website URL: [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: bvi76654

