



Maison de ville + garage



Agent Info

Name: ArKadia
 Company Name:
 Country: United Kingdom
 Phone:
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
 Price: USD 182,842.2

Location

Country: France
 State/Region/Province: Nouvelle-Aquitaine
 City: Cognac
 ZIP code: 16100
 Posted: Dec 15, 2023

Description:

You want to get closer to a city center, so do not hesitate to come and see in the Chateaubernard sector near the center of Cognac this house of 106 m² with adjoining garage and with a terrace located near a commercial area and hospital services in a sought after area. It does not have a garden but a car park 50 m away. It is a property that requires updating (therefore some work to be planned). This one offers you: an entrance serving a bedroom, an office, a toilet, a living room with water point, a garage, Upstairs: a landing where you will find a bedroom, a laundry room, a bathroom, a toilet + bidet, a room that can be used as a third bedroom, a fitted kitchen with a vpu opening allowing access to the terrace. All the openings are in double glazing and in PVC, The heating is electric by convector in all the rooms. Terraced on two sides with insulated exterior wall of the facade. For the technical side: convector heating, 150 L water heater, TAE sanitation, property tax 820?, garage by manual wooden door. It is a house with very beautiful rooms and volume that can be arranged differently from its current layout. Ideal for first purchase or investor for rental. Possible possibility for two accommodations (to be seen). If you want more information or, for a possible visit, do not hesitate to contact me on 06 50 42 11 06. See you soon. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

Built: 1945

Common

Bedrooms: 2
 Bathrooms: 1



Finished sq. ft.: 106 sq m

Room details

Total rooms: 6
Indoor Features: Fitted kitchen

Utility details

Heating Fuel: Electric

Energy efficiency

Energy Use (kWh/m²/year): 292

Building details

Parking: Yes
Number of Garages: 1
Number of Floors: 1

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/GKAD-T67921/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 388_34425

