



listing



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 628,740.24

Location

Country: France
 State/Region/Province: Nouvelle-Aquitaine
 City: Cognac-sur-Ille
 Posted: Jul 08, 2025

Description:

This impeccable 7 bedroomed property is ideal for a large family/multigenerational living or someone looking to create their own gite or chambre d'hotes business. With beautiful and private grounds, a large in ground pool and river frontage, this house overlook a charming village which is only a 5 minute walk away and offers plenty of amenities. The main house consists of a light entrance hall which takes you through to a large and lofty kitchen with seating and dining areas that lead onto a stylish terrace and beautiful views. There is a further reception room, large pantry, utility room and downstairs loo. Up the original wooden staircase takes you to the master bedroom with dual aspect, a second bedroom and family bathroom. There are a further 2 double bedrooms on the second floor giving 4 in total. From this floor you connect into the second part of the house which offers a further 3 double bedrooms, a living room, kitchen diner, 2 shower rooms and 2 loos. The current owners have run this as a gite in this part of the house (a future owner would need to obtain necessary permission and appropriate business registration) as there is a separate entrance and private covered terrace with summer kitchen, complete with dishwasher and fridge/freezer. However, the layout also lends itself to multi- generational living or for a large family. The options are endless! There is an in-ground saltwater pool which is 10x5m, which is fenced for safety, and lovely far reaching views across the land down to the river with further seating and shaded areas. There are mature fruit trees and a well established garden which has been lovingly designed to create different areas such as the vegetable garden and waterways running through. There is also an off road parking area for at least 4 cars. Attached to the end of the property is a large barn, currently with 2 workshop areas and an enormous upper level so there is plenty of space to develop the house further (subject to the necessary permissions). Price including agency fees : 545 000 € Price excluding agency fees : 514 151 € Buyer commission, tax included: 6%



Common

Bedrooms: 7
Bathrooms: 3
Finished sq. ft.: 273 sq m
Lot Size: 10307 sq m

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/MLSM-T10085/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: bvi81482

