



## 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 403,778.14

#### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Cognac  
Posted: Aug 26, 2025

#### Description:

This extremely spacious, bright and airy property sits in over a hectare of fenced park and woodland and is within walking distance of the fabulous Cognac Golf Club. The commercial district and the buzzing centre of Cognac, and all its amenities, are just 10 minutes' drive to the west, while the same journey eastwards will find you in the heart of beautiful Jarnac. Built in the mid-1960s, the house has remained uninhabited for over a decade, during which time the current owner has stripped it back to bare bones and prepared a blank canvas for a new owner. Front doors open into a spacious entrance hall, from which one can access the kitchen, the very large lounge area with working fireplace, a staircase to the two bedrooms above, a lobby and WC, and the long hallway running the length of the ground floor. The hallway leads to three bedrooms and a bathroom, continuing to an area that was once a separate apartment, complete with bedroom and bathroom area, WC and double aspect kitchen/living room. The lounge area in the main house leads to a dining space which in turn opens into a covered veranda. The two bedrooms on the first floor are accessed from an open landing, which also has a doorway to an expansive attic space. On both sections of the concrete roof, there are solar panels, providing electricity during the hot summer months. What sets this property apart is its location and setting. The lightly wooded grounds are wonderful, gently sloping away from the house. A gated drive leads to the garage and basement area, with a footprint very nearly the size of the house above. There is a wooden chalet, tucked away in the trees, plenty of room for a swimming pool and although there are neighbours, they are distant, and the property feels very private. The house has new radiators and double-glazed windows fitted throughout, as well as electric blinds to all the windows in the main area of the property. However, the house needs to be completed, particularly with plumbing, kitchens and bathrooms, and the cost of those necessary works is reflected in the asking price. That said, when the work is done and the house finished to the buyer's specific tastes, this property



will be an absolute gem within the Cognac vines. Price including agency fees : 350 000 € Price excluding agency fees : 330 189 € Buyer commission, tax included: 6%

## Common

Bedrooms: 6  
Bathrooms: 2  
Finished sq. ft.: 274 sq m  
Lot Size: 14612 sq m

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/MLSM-T9413/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T9413/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: bvi80241

