



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 403,547.41

Location

Country: France
 State/Region/Province: Nouvelle-Aquitaine
 City: Cognac
 Posted: Feb 09, 2026

Description:

This charming Art déco house is located within the popular town of Cognac. Local amenities are within walking distance and with easily accessible public transport there is no need for a car. However, unusually for a town centre property, there is a huge bonus as the property has its own private large garage, as well as gated off street parking. The grand elevated entrance to the property opens into a generous entrance hall, where there is access to the main sitting room and dining room with period accents which have been retained. To the rear of the ground floor you will find the hub of the family home with a large open plan traditional kitchen-living-dining area. From the living area there are sliding doors to the balcony which overlooks the garden, orchard, swimming pool (12 x 5m) and hot-tub. A WC completes the ground floor. Ascending the beautiful wooden stairs you will find a generous landing space, off which are 4 good sized bedrooms (one with an en suite shower room, another with a washroom), a family bathroom and a separate WC. The large basement to the property offers space for a laundry area and plenty of storage. Here you will also find the wine cellar and a boiler room, which also houses the pool equipment and water softener. The house has a fantastic energy rating (C) with double glazing throughout and a recently installed heat pump system. The size and location of this house and its grounds, for the price, are not to be missed, so book your viewing today! Images in this listing have been digitally staged for illustrative purposes only. Furniture, décor, and alterations shown do not reflect the actual condition and are not included in the sale unless stated. The property is sold as described in the listing. Price including agency fees : 349 800 € Price excluding agency fees : 330 000 € Buyer commission, tax included: 6%

Common

Bedrooms: 4



Bathrooms: 2
Finished sq. ft.: 172 sq m
Lot Size: 1127 sq m

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/MLSM-T11163/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: bvi84094

