



listing



Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 253,803.4

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Cognac
Yayınlandı:	15.10.2025

Açıklama:

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. 650m² 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 %

Genel Bilgiler

Yatak odası:	4
Banyo:	1
Bitmiş metrekare:	217 m2
Arazi Büyüklüğü:	2468 m2

Building details

Outdoor Amenities:	Pool
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Lease terms



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Date Available:

Ek Bilgiler

Web Sitesi URL'si:

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Contact information

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