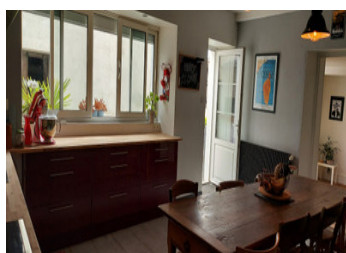
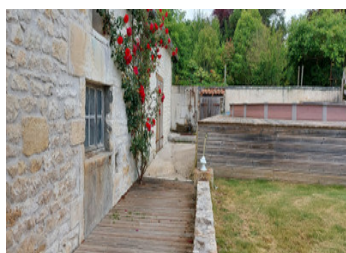


Exquisite fully renovated maison de maître. Outbuildings. Possible independent apartment. Cognac 10 minutes.



## INFORMATION

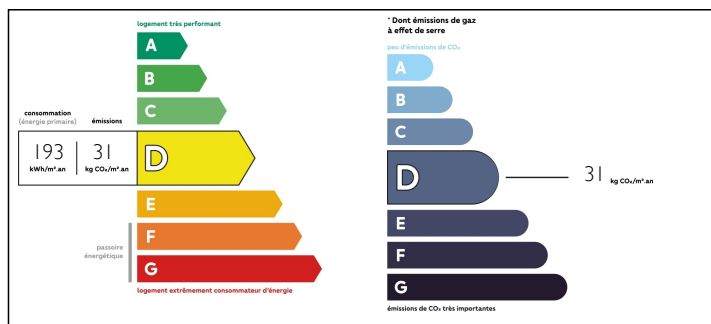
Town:	Bourg-Charente
Department:	Charente
Bed:	5
Bath:	3
Floor:	258 m2
Plot Size:	2232 m2



## IN BRIEF

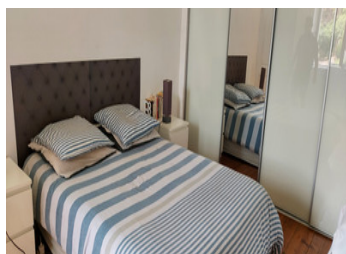
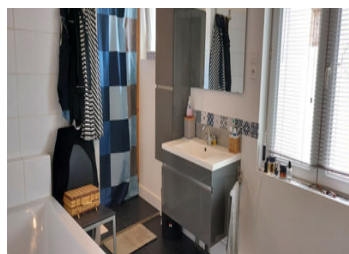
This is an exquisite maison de maître, fully renovated with care to preserve many original features. As with many grand houses, this one has the history of the local cognac industry, with the ancient 'pressoir' still in place and many old oak barrels. Set in a small commune just a few minutes from the centre of much sought after Bourg Charente, this is a beautiful bright and airy property. 3-4 bedrooms plus another possible 2 bedroom apartment, spacious kitchen diner, separate dining room and large sitting room make this a great choice. Central heating (gas) and double glazed this is the perfect modern house with all character features. 10 minutes Cognac, 5 minutes Jarnac, 20 minutes Angoulême

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

High Charentaise style gates open into a spacious courtyard. Elegant and practical as there is plenty of room to park numerous cars, if required. The courtyard has been completely renovated with attractive stone pathways, maintenance free!

Entering into a spacious hallway, there is a lovely sitting room to the left with wood stove. To the rear of this is a secondary staircase to access the potential apartment. To the right in the entrance area, is a large formal dining room with original fireplace. The large kitchen diner is off this room and further through is the back kitchen. Just outside is a further summer kitchen with area for the grill/barbecue and a washing up area.

To the rear of the kitchen area is a further shower room and wc. There is also a very large area for clothes , etc. Maybe ideal for an office? Small bedroom?

Upstairs are 3 good bedrooms one with en suite and 2 further bedrooms for possible separate apartment creation. WC and shower already in place.

Outside there are numerous and extensive barns and outbuildings, all in good order.

An above ground pool with decking and a garden area to the rear.

In all just over half an acre. Possibility of more land if required with further rear entrance.

Close proximity to the road between Cognac and Angouleme makes this ideal for those who work in the area.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 1902 EUR

## NOTES