



ELEGANT AND GRAND MAISON DE MAÎTRE
WITH VINEYARD VIEWS – 5 BEDROOMS, 4
BATHROOMS – 9 KM FROM COGNAC

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MAISON DE MAÎTRE WITH
VINEYARD VIEWS – 5
BEDROOMS, 4
BATHROOMS – 9 KM
FROM CO...



PROPERTY FACT FILE	
REFERENCE	A45939JH116
PRICE	€ 535,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (504 717 EUR hors honoraires)
BEDROOM	5
BATHROOM	4
ACCOMMODATION	260 m ²
LAND	7164 m ²
TOWN	Louzac-Saint-André
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Other Drainage, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- Elegant Maison de Maître with two main façades.
- Located in a unique hamlet with stunning views .
- Large reception rooms .
- 5 large bedrooms and 4 shower rooms .
- Less than 10km to Cognac and all amenities .

ELEGANT AND GRAND
MAISON DE MAÎTRE WITH
VINEYARD VIEWS – 5
BEDROOMS, 4
BATHROOMS – 9 KM
FROM CO...

Ref : A45939JHI16

A truly unique property, distinguished by two formal façades, each lending the house an elegant and imposing presence.

Set within a peaceful hamlet that feels like a private estate, this grand former Cognac domaine enjoys wonderful views over the surrounding

DESCRIPTION

A truly unique property, distinguished by two formal façades, each lending the house an elegant and imposing presence.

Set within a peaceful hamlet that feels like a private estate, this grand former Cognac domaine enjoys wonderful views over the surrounding vineyards and rolling countryside. Once owned by a single family, the hamlet is steeped in history.

Rich in original character, it features a beautiful turning staircase rising to the second floor, fireplaces, exposed stone walls and timber beams. The house offers four large & luminous reception rooms on the ground floor, with large windows on both sides of the property.

There are five generous bedrooms, two with en-suite bathrooms, with views over the gardens, vineyards and countryside. A garage and outbuilding complete the property.

Less than 10 km from the historic town of Cognac, with its excellent restaurants, cafés and amenities, this is a rare opportunity to acquire a distinguished country home in an exceptional setting .

The house in more detail :

Ground floor :

Entrance hall : 14m²

Salon : 26m² with open fireplace .

Rear Salon : 14m²

Dining room : 30m²

Living room : 38m² with open fireplace .

Kitchen : 12m²

Shower room with WC : 4m²

First Floor :

Bedroom 1 : 24m² with ensuite and dressing area .

Bedroom 2 : 26m²

Bedroom 3 : 15m² .

Bedroom 4 : 15m²

Family bathroom : 3m²

Second wing - Bedroom 5 with ensuite bathroom : 29m²

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A45939JHI16>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

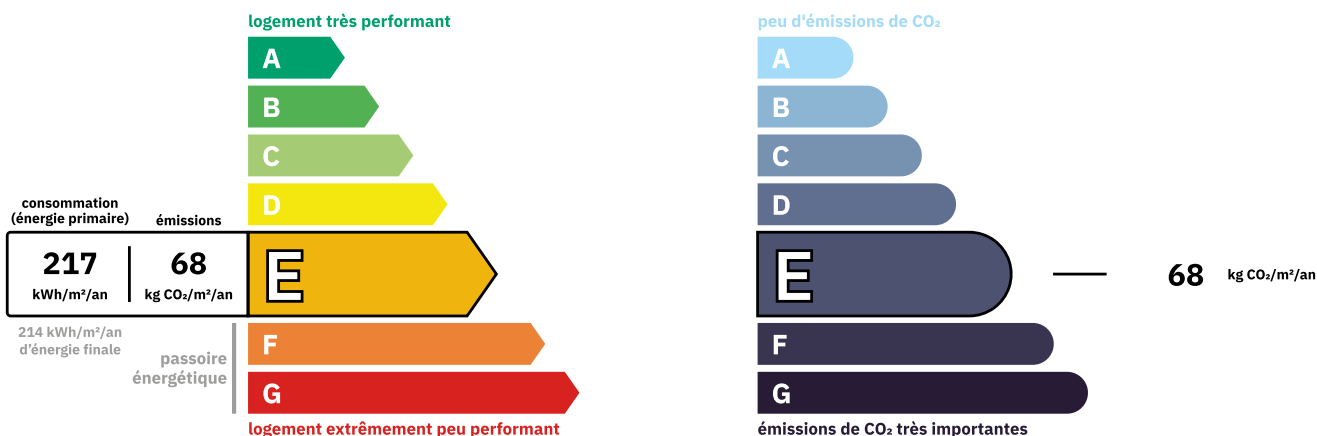
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VINEYARD VIEWS – 5
BEDROOMS, 4 BATHROOMS –
9 KM FROM CO...

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ENERGIE-DPE

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



Property **Energy consuming**
Estimated annual energy costs
between 7160 € and 9750€ for 2022

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
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