



Large renovated farm with Gite potential,

16100, Cognac, Charente, Nouvelle-Aquitaine

* Available * 4 Beds * 2 Baths

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€212,000

Ref: BVI17194

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French Entrée 

Property Description

Beautiful stone 4 bed farmhouse with large outbuilding built around a central courtyard accessed by 2 gated entrances. Set only 5 minutes from the popular town of Cognac in a village with basic commodities. This charming picture-perfect property still retains many period features such as the magnificent fireplace in the bright 66 m² sitting- dining room, a very large 37 m² kitchen, a utility room that could be converted into a ground floor bedroom if require, boiler room and WC. The first floor offers 4 bedrooms, 2 Bathrooms and WC Outside weâll find a very large covered terrace and a stable to renovate. The property is linked onto main drainage and town gas system while retaining the charm of the rural setting this is a rare property and viewing is HIGHLY recommended! Price including agency fees : 212.000€ Price excluding agency fees : 200,000€ Buyer commission included : 6%

