



## Elegance and luxury in the historic city of Cognac,

16100, Cognac, Charente, Nouvelle-Aquitaine

\* Available \* 1 Bed \* 1 Bath

Elegance and luxury in the historic city of Cognac

€466,400

Ref: BVI17066

Telephone: +44 (0) 1225 463752 Email: info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

**French Entrée** 

## Property Description

Full of comfort and style, this fabulous house has been wonderfully converted with great detail paid to quality and luxury. The large sitting room has picture windows onto a sunny south-facing terrace, while the spacious dining room overlooks the back gardens. On the ground floor the master bedroom has a bathroom with bath and shower and a separate walk-in wardrobe. Upstairs the large playroom has more than enough room for a full sized billiard table and tv corner, with a separate area for an office. All this within a few minutes walk of the shops, restaurants and market of entrancing Cognac.

Price including agency fees : €466400

Price excluding agency fees : €440000

Buyer commission included: 6%

