



Beautiful country house dating back to the 18th century,

16130, Segonzac, Charente, Nouvelle-Aquitaine

* Available * 4 Beds * 2 Baths

Beautiful country house dating back to the 18th century

€530,000

Ref: BVI64350

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French Entrée 

Property Description

This large Charentaise home set on the edge of a small hamlet near Cognac offers generous living accommodation over two floors as well as potential for further expansion.

On the ground floor an elegant entrance hall gives access to a living room and a dining room (both with fireplaces). Also on this floor are an office, a large library with mezzanine level, a kitchen, a breakfast room, a service entrance and a store room with WC.

On the first floor there are four double bedrooms, each enjoying fine views, a shower room and a bathroom.

There is also a large attic space with potential for further development (subject to any relevant permissions).

The house sits on a plot of 3466m². This is mainly left to lawn with shrub and flower borders. To the front of the house there is an impressive covered entrance way (which offers covered parking) and a run of former stables. Beyond this is an enclosed garden. To the back of the house there is a second entrance and a large open-sided barn - perfect for outdoor entertaining or covered storage.

Just over the lane is an orchard (1733m²) and there is an additional plot (304m²) which is currently let to the local vineyard.

This very attractive property is in a great location just 4km from the little town of Segonzac (capital of the prestigious Grande Champagne vineyards) with its supermarket, boulangerie, restaurants and medical centre. The historic town of Cognac is only 11km, with a wider variety of shops and commerce.

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Buyer commission included: 6 %



