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Renovated Stone House Near Cognac in Charente

Louzac-Saint-André , Charente , Nouvelle Aquitaine



€379,800

inc. of agency fees

3 Beds 1 Baths 192 sqm 0.05 ha

10 min north of COGNAC - Quiet, in the heart of a small hamlet.
Renovated Charentaise house of approximately 192 m2 of living...

At a Glance

Reference	MFH-CLM06170	Near to	Louzac-Saint-André	Price	€379,800
Bed	3	Bath	1	Hab.Space	192 sqm
Land	0.05 ha	Pool	No	Land Tax	N/A

Property Description

10 min north of COGNAC - Quiet, in the heart of a small hamlet. Renovated Charentaise house of approximately 192 m2 of living space built on a walled plot of approximately 546 m2. It has retained its old features, particularly in the entrance, typical and warm with its beautiful staircase and painted cement tiles.

Very cozy living room with fireplace and parquet flooring. The very well-equipped eat-in kitchen also has a beautiful functional stone fireplace. Laundry room with boiler room.

The upper floor consists of three bedrooms including a suite with bathroom and dressing room, shower room/wc. The old attic of 47 m² is almost ready to be converted (insulation, electrics and new joinery). Central heating by heat pump.

Courtyard with wooden terrace surrounding the swimming pool.

Old wine storehouse of 137 m² facing the swimming pool and garage of 30 m² complete this beautiful ensemble.

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€379,800

Key Information

Year Built:	1850
Internal Area:	192 sqm
Land Area:	0.05 ha

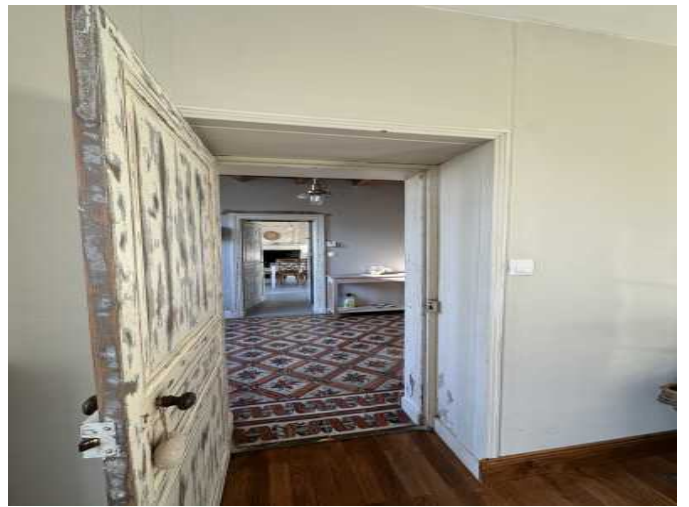
Location: Nouvelle Aquitaine



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