



Longere

COGNAC (16)

**630 000 €\***

\* Agency fees to be paid by the seller



465 m<sup>2</sup>



17 pièce(s)



10 chambre(s)

## PROPERTY DESCRIPTION

SOUTH of COGNAC, in the Charentais vineyard, quiet, characterful farmhouse with gîtes, decorated with cut stones, located a few km from a small town with all shops and services. A natural living environment, far from pollution, quiet and about an hour from the Atlantic coast.

The entire property has undergone a quality renovation by qualified professionals. A floor on slabs separates the two levels, thus eliminating noise pollution upstairs.

The main body has 6 bedrooms including a suite on the ground floor 3 shower rooms and 1 bathroom

Sold fully equipped, the two gîtes (classified high-end and suitable for PMR), are an excellent source of income for seasonal or annual rental . Possible resumption of a turnkey activity with diversified tourism between ocean and vineyard.

Fully fulfilling its role as a family home, the property can also be suitable for two separate households or a family and that of a loved one who would like to preserve their independence (2 entrances).

The development of a wellness room with swimming spa (balneotherapy + counter-current swimming) and sauna is a real additional asset to the outdoor swimming pool.

Enclosed land of more than 4000 m<sup>2</sup> with large garage, carport (2 cars), covered terraces, landscaped garden, orchard and vegetable garden.

Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

\*\* ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Bruno QUELLIER**

**COGNAC (16100)**

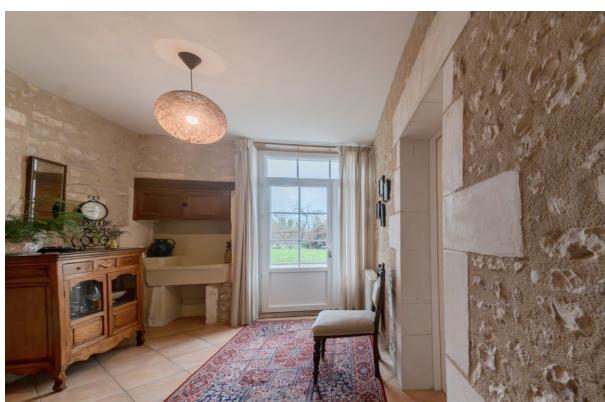
Agent

RSAC : 389 398 041 00043

Courts service city :  
ANGOULEME

**(+33)6 03 37 64 36**

## LE BIEN EN IMAGES



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## DETAILS

### COMPOSITION

Number of rooms .....	17
Number of bedrooms .....	10
Number of bathrooms .....	2
Toilets count .....	8
Washrooms .....	6
Terrace .....	1

### GENERAL

Reference .....	847561
Property type .....	Longere
Year of construction .....	1900
Exposure .....	S-E
View .....	Vue dégagée

### SURFACES

Living space .....	465 m <sup>2</sup>
Living room surface .....	33 m <sup>2</sup>
Land surface .....	4164 m <sup>2</sup>

### DPE/GES

DPE .....	126
GES .....	17

### APPENDIX

Parking .....	couvert
Parking space .....	4
Garage .....	1
Videophone .....	Non

### SERVICES

Heater .....	géothermie
Kitchen .....	aménagée
Swimming-pool .....	Yes
Intercom .....	Yes



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639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez  
CS 70058 34 473 Pérols Cedex  
RCS de Montpellier n° 441 338 985  
SAS au capital de 100.000 euros

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