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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

**Bed** 3

**Land** 0.05 ha

**Near to** Louzac-Saint-André

**Bath** 1

**Pool** No

**Price** €379,800

**Hab.Space** 192 sqm

**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 m<sup>2</sup> of living space built on a walled plot of approximately 546 m<sup>2</sup>. 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 m<sup>2</sup> 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 m<sup>2</sup> facing the swimming pool and garage of 30 m<sup>2</sup> 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

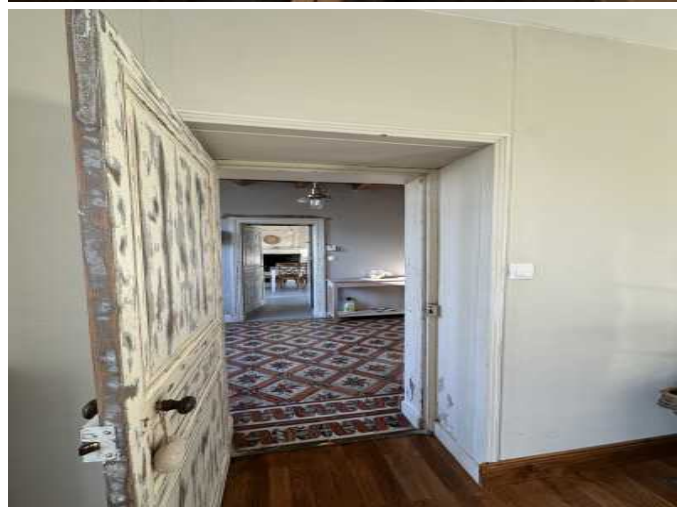
Location: Nouvelle Aquitaine



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**S. and L. BROWN**



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