

Village house with a garden in North Dordogne

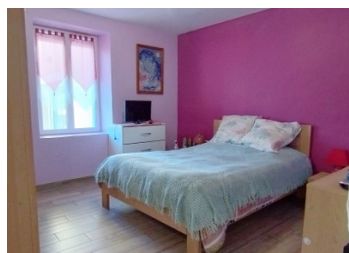


INFORMATION

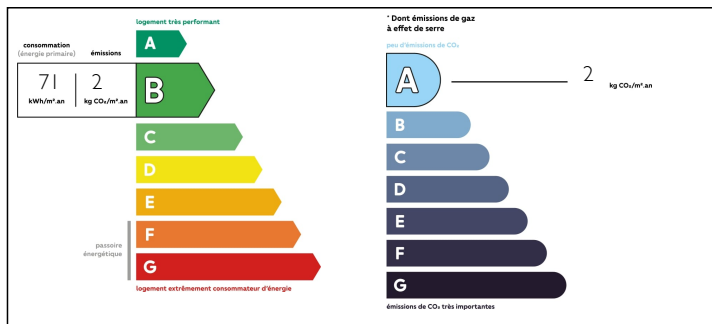
Town:	La Coquille
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	167 m2
Plot Size:	1228 m2

IN BRIEF

Renovated stone house with two ground floor bedrooms



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1200 EUR

NOTES

DESCRIPTION

This house is situated in a village with amenities and a train station within walking distance and around 50 minutes from Limoges airport.

The entrance opens to a spacious open living area with fitted kitchen. A great space for entertaining family and friends. Double doors lead to the side terrace and garden. There is also a large utility room and a garage.

Stairs lead to a mezzanine which is suitable as a children's play area.

The ground floor also offers two double bedrooms, a bathroom with shower cabinet and a WC.

Upstairs, there is a further bedroom and an attic space which could be converted to an additional bedroom and bathroom with the correct permission.

The house benefits from a pellet burner, and heat exchangers which provide underfloor heating in the main living area and air conditioning in summer.

The house has private parking and around a 1/4 acre garden.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>