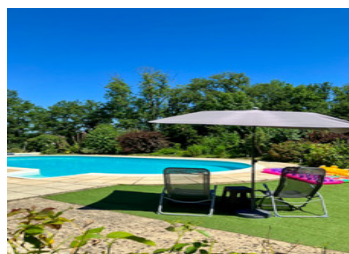


**\*\*Income potential\*** Super property, renovated; House, Gîte & Studio apartment. Swimming pool. Garden. Dordogne



## INFORMATION

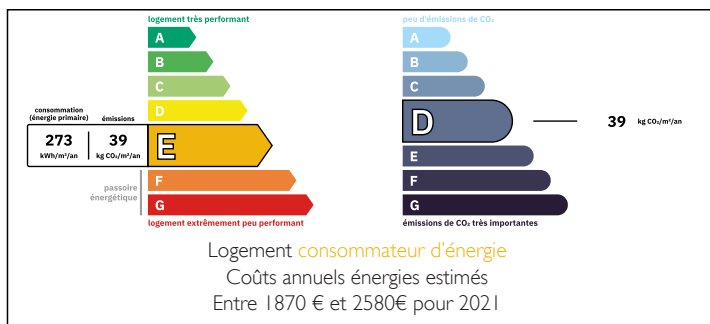
Town:	Cognac-sur-l'Isle
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	166 m2
Plot Size:	3280 m2



## IN BRIEF

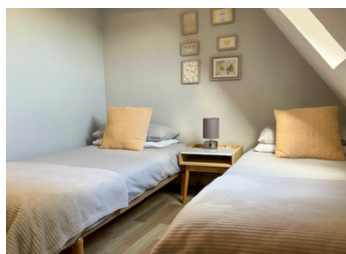
This well presented character stone property is set in an elevated position on the outskirts of a busy little village which, has a bar, restaurant, chemist, village shop, post office, doctor etc. The market town of Thiviers is a 5 minute drive and has four supermarkets, bars, restaurants, shops and a train station.

## 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.



## DESCRIPTION

This lovely stone property with super income potential is divided into three habitable dwellings - a 3 bedroom maison house, 3 bedroom gîte and a studio apartment.

### MAIN HOUSE

Lounge 16m<sup>2</sup> (door to front, staircase to 1st floor, fireplace with wood burner)

Hallway 4m<sup>2</sup>

Bedroom 1 - 11,88m<sup>2</sup> (rear aspect, wood flooring, built-in wardrobe)

Bathroom 4,8m<sup>2</sup> (side aspect, shower, wc, hand basin)

Cloakroom

Kitchen 21,58m<sup>2</sup> (modern kitchen with range of base and wall units, door to front aspect, wood flooring, fireplace with insert wood burner)

FIRST FLOOR (staircase from lounge)

Bedroom 2/office - 6,93m<sup>2</sup> (front aspect)

Bedroom 3 - 10,26m<sup>2</sup> (front aspect)

GITE (1st floor level, reached via an exterior staircase)

Sun terrace into:

Living room/Kitchen 22,98m<sup>2</sup>

Hallway

Bedroom 1

Bedroom 2

Separate wc

Bathroom

Bedroom 3

GROUND FLOOR STUDIO/1 bedroom apartment (reached via front aspect)

Kitchen/Dining - 12m<sup>2</sup>

Shower room - 2,5m<sup>2</sup>

Separate wc

Hall

Bedroom 16,65m<sup>2</sup>

Dressing room 3,23m<sup>2</sup>

SWIMMING POOL 9m x 5m (heated, chlorine,

## LOCAL TAXES

Taxe foncière: 1373 EUR

Taxe habitation: EUR

## NOTES