

Beautiful 3 bedroom house, large living space, hamlet location with nearby amenities.

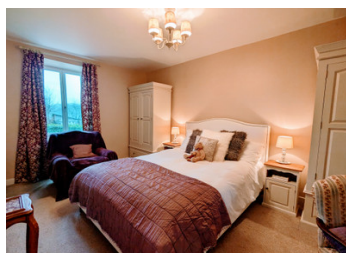


INFORMATION

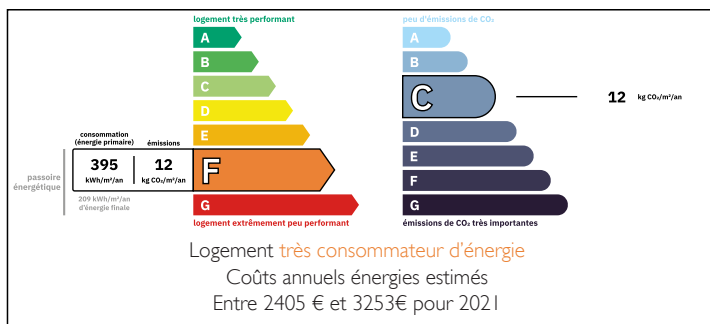
Town:	La Coquille
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	111 m2
Plot Size:	1744 m2

IN BRIEF

This beautifully decorated, well appointed 3-bedroom house is a "must-view" property. Enter into the cream shaker-style kitchen with wooden work surfaces. The kitchen leads to the large welcoming lounge/dining room. The original exposed stonework wall perfectly compliments the wooden floors and country decor. A wood burning stove gives the lounge a cosy focal point. The spacious dining area easily accommodates a large dining table and chairs. On the first floor, the large master bedroom benefits from an ensuite shower room. A further large bedroom, a smaller bedroom and modern family bathroom complete the upstairs accommodation. Outside, a patio and covered outdoor entertaining space extends the living area and provides an ideal spot for al fresco dining and relaxing. The garden is manageable in size with a dedicated parking area. The location in a quiet hamlet offers a serene...



ENERGY - DPE



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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 habitation: EUR

NOTES

DESCRIPTION

KITCHEN (4,7m x 4m : 18,9m²)

Cream country-style wall and floor cabinets are complemented by wooden work surfaces. A tiled hearth space with wooden surrounds and mantel provide a place for a range-style cooker. A deep white ceramic sink completes the country look. Stairs lead from the kitchen to the first floor, and a door leads through to the lounge / dining room.

LOUNGE / DINING ROOM (7,8m x 5m : 39,3m²)

This expansive room can easily be split into zones with different uses. An exposed stone wall running the length of the room is a lovely complement to the classic decor. In the lounge area, a wood burning stove gives cosy ambience and an alternative heat source to the electric wall-hung heaters. Double doors open out onto an East-facing patio where you can enjoy the morning sun. In the dining area, there is ample space for a large table and chairs. A window with window-seat looks out to the patio. Opposite the window, a second wood-burning stove (decorative only) sits in a brick hearth that blends seamlessly into the stonework.

BEDROOM 1 (5,1m x 3m : 15,3m²)

ENSUITE (1m x 2,9m : 2,9m²)

The furthest room for the stairs, this spacious bedroom easily fits a double bed, wardrobes and more. Heated by an electric wall-hung heater. The modern ensuite contains a toilet, enclosed shower cabinet, a sink set over a cupboard, an electric towel rail, and an extractor fan.

BEDROOM 2 (4,9m x 3,1m : 15,3m²)

Situated to the...