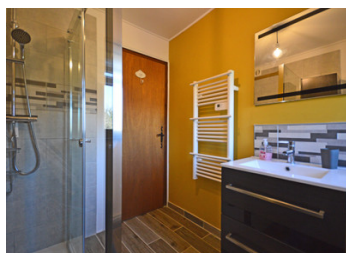


A beautifully restored 3 bedroom stone property consisting of cottage and guest house at the edge of a hamlet



INFORMATION

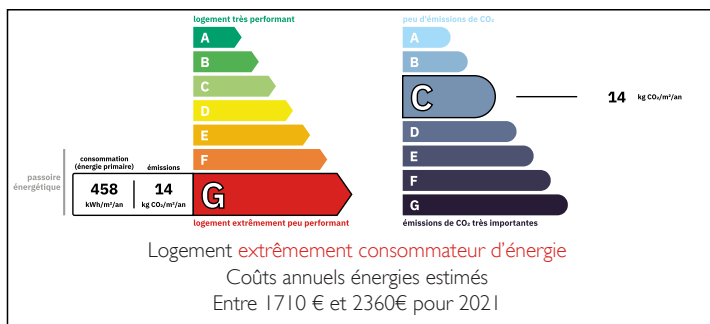
Town:	Cognac-sur-l'Isle
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	165 m2
Plot Size:	843 m2



IN BRIEF

This property was already marked on the old cadastre Napoléon of 1831 but is considerably older with ancient stone features, fireplace stone sink and a well that gives this property an authentic charm. Both houses are beautifully restored throughout with up to date bathrooms and kitchens in each case. The property has a small courtyard between the houses and a lovely garden the other side with views across the hill. The cottage is semi detached to a larger property next door, but the courtyard cuts off the neighbours in a way that creates a sense of detached independence and privacy. This property is ideal as a house and granny annex or for those seeking to run a small gite business in the summer.

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: 480 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The Cottage is semi-detached with a private walled courtyard and well, the roof has had new batons and tiles in 2021.

Entrance hall with utility area 10,5 m²

Sitting room with feature stone fireplace and dual wood burner, wooden floor 25 m²

Kitchen with old fireplace and dual wood burner, stone sink and window features, fully fitted, tiled floor 19 m²

Modern bathroom with bath, washbasin, and w/c 7,5 m²

Bedroom with tiled floor (white floorboard aspect) 14,5 m²

Courtyard with a covered well in the corner
House (originally a stone barn that has two apartments that can be combined or separated)

Ground floor

Entrance hall with staircase 2 m²

Open plan kitchen/sitting room fully fitted 24 m²

Washroom with shower, washbasin and w/c 5 m²

Bedroom with exposed stone features and beams 12 m²

1st floor

Open plan sitting room/kitchen fully fitted with exposed beams and views across the countryside 31 m²

Bathroom with bath, washbasin, and w/c 5 m²

Bedroom with exposed beams 12 m²

Garden with terrace, seating area and mature trees and pleasant views across meadows and groves.

Amenities

Local village shops, 4 minutes by car

Local supermarket and market town 8 minutes by car

SNCF train station 8 minutes by car

Nearest airport (Limoges) 1 hour by car

Information about risks to which this property is