

Detached house on large basement, walking distance to village, peaceful residential neighbourhood -Dordogne

EXCLUSIVE



INFORMATION

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|-------------|-------------|
| Town: | La Coquille |
| Department: | Dordogne |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 70 m2 |
| Plot Size: | 764 m2 |

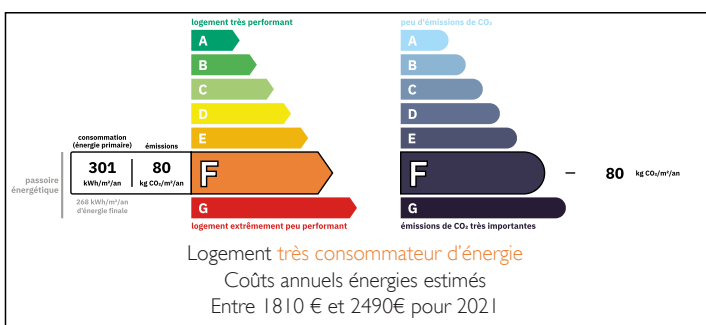
IN BRIEF

In the heart of the Périgord-Limousin national park, this lovely bright and luminous property is situated in the centre of the village with bakery, bar and restaurants and a train station within an easy stroll. The area is a nature lovers paradise with country walks and leisure lakes all within a short distance.

The house, in stone and render with main living area on the first floor, is in a good state of repair and benefits from oil fuelled central heating and mains drainage. A perfect full-time family residence and equally, a low maintenance lock-up and leave.

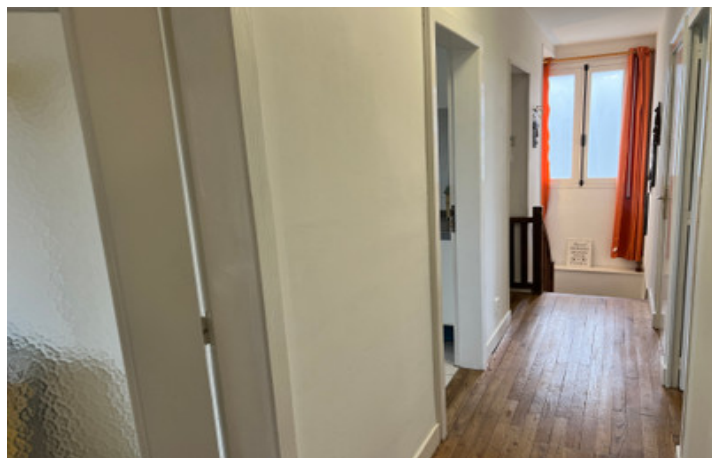
Limoges airport, serviced by the low-cost airlines can be reached within 30 minutes.

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 habitation: EUR

NOTES

DESCRIPTION

HOUSE

GROUND FLOOR:

Entrance hall (storage cupboard, tiled flooring)

Office / utility / craft room 10,50m² (front aspect)

Separate WC

"L" shape garage 11m² and adjoining workshop 30m² (wood door to front aspect, door to rear garden)

FIRST FLOOR:

Hallway 4,14m² (wood flooring)

Lounge 14,8m²

Kitchen 8,35m² (fitted wall and base units, gas range cooker, front aspect, door to balcony terrace)

Bedroom 1 - 11,35m² (wood flooring, rear aspect, built-in storage unit)

Bedroom 2 - 9m² (wood flooring, rear aspect, currently used as a dining room)

Bedroom 3 - 9,16m² (wood flooring, rear aspect)

Bathroom 2,18m² (bath, hand basin, tiled floor, front aspect)

Separate WC 0,92m² (front aspect)

Loft

Private enclosed parking - place for several vehicles and can accommodate a motorhome.

Enclosed garden laid to lawn with various fruit trees (apples, plum, pear and hazelnut).

OUTBUILDINGS:

Concrete block garden shed 4m x 3m (2 x double doors to front aspect)

DISTANCES:

In the centre of the village 100m

Jumilhac-Le-Grande 12km (touristic village with fairytale chateau)

Chalûs 13km

Thiviers 15km (market town with all commerces)

Brantôme 40km (Venice of the Périgord)

Limoges 46km

Périgueux 48km