

## 3 Bedroomed village house with garage and garden in need of updating

EXCLUSIVE



## INFORMATION

Town:	La Coquille
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	92 m2
Plot Size:	512 m2

## IN BRIEF

This property features a front-facing living room and dining room on the ground floor, with the dining room leading through to a kitchen and adjoining utility room that opens onto a garden courtyard. Upstairs, there are three bedrooms, a bathroom, and access to an attic. A bridge from the first floor connects directly to the garden, which also includes a workshop and garage. While the house requires updating and currently lacks a heating system, it is connected to mains water, electricity, and drainage.

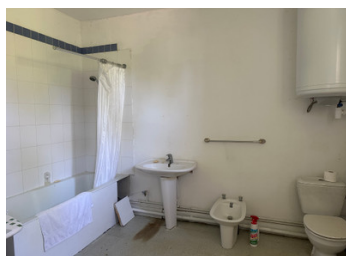


## ENERGY - DPE

DPE not required.

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 village property opens into a welcoming layout, with a living room (or downstairs bedroom) situated to the right, complete with a front-facing window that allows natural light to brighten the space. To the left, a similarly bright dining room also looks out to the front of the house, offering a pleasant setting for family meals or entertaining guests. The dining room flows through to a functional kitchen room which needs a kitchen fitting, which in turn leads to a utility room. From here, a back door provides convenient access to a garden courtyard.

Upstairs, the home offers three bedrooms and a family bathroom, as well as an attic space above. A unique feature of the property is a bridge on the first floor that connects directly to the garden, adding character and practicality. Within the garden, there is a workshop and a garage, providing ample space for storage, hobbies, or potential renovation projects.

The property is in need of modernisation throughout and currently lacks a heating system and kitchen, but it is already connected to mains water, electricity, and drainage, offering a solid foundation for improvement.

Located in the heart of the Dordogne, the property is in the small town of La Coquille. This friendly town offers a range of amenities including shops, a supermarket, restaurants, a train station with direct connections to Limoges and Périgueux, as well as a local market and various community events. Surrounded by beautiful countryside and with easy access to...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES