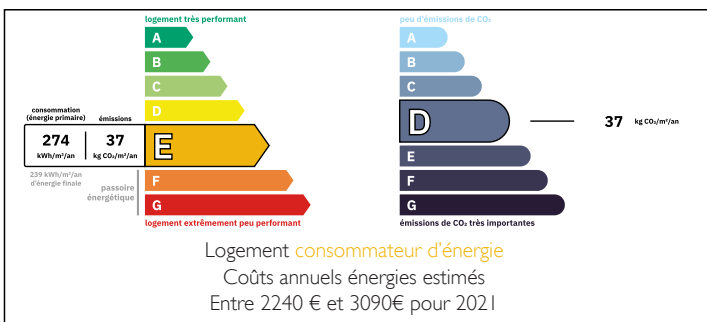


*** UNDER OFFER ***

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	La Coquille
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	109 m2
Plot Size:	1630 m2

IN BRIEF

UNDER OFFER

Located on a quiet side road near the centre of La Coquille, this super little house offers the much-sought after combination of convenience with all amenities nearby; and calm surroundings with lovely countryside views at the rear of the house. On the ground floor, a sunny lounge leads into the kitchen. Two bedrooms, a tasteful compact shower room, and a separate WC complete the accommodation on the ground floor. In the basement, garage doors have been replaced with glass sliding doors to give a fabulous view over the garden and countryside. A wood burning stove heats this generous space which is ready to be fully converted to a further living space. A bedroom/living space of 16m2 completes the basement. Outside, a terraced patio looks over the garden.

The following amenities are within walking distance of this house:

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

UNDER OFFER

South-facing and sunny at the front, this cosy property has oil-fired central heating, and a fully enclosed garden with great views. The sanitation needs are provided by a septic tank. All daily amenities are within walking distance.

LOUNGE (4,9m x 3,2m = 15,6m²)

Entering the house, the first room on the right is the sunny, centrally heated lounge. A set of four doors open up to the front garden allowing for a lovely indoor to outdoor space. Electric roller shutters provide additional security, privacy and insulation. Attractive wooden floors give the room a warm feeling. A door on the left leads through to the kitchen.

KITCHEN (3,1m x 3,2m = 11,2m²)

Comprises a sink, an area for a hob/oven under a built in extractor hood, and a peninsula unit with a bar counter. The garden and countryside view can be enjoyed through the rear-facing window. A door leads down to the basement.

BEDROOM 1 (3m x 3,2m = 9,5m²)

Sunny and bright, centrally heated, the window looks to the front of the house.

BEDROOM 2 (3,2m x 2,7m = 8,8m²)

This cosy bedroom is ideal for a small double bed or single bed, or could be used as a home office. The window looks over the countryside to the rear of the house

SHOWER ROOM (1,9m x 1,3m = 2,4m²)

Attractive cobble-style mosaic flooring extends into the wetroom shower enclosure, and compliments the neutral floor to ceiling wall tiles. A sink set into a cupboard unit has a lit mirror above. A separate...

LOCAL TAXES

Taxe foncière: **688 EUR**

Taxe habitation: **EUR**

NOTES