

## Charming 3-Bed Village Home with Barn, above-ground pool & garden – Close to Riverside Village - Dordogne



### INFORMATION

Town:	Cognac-sur-l'Isle
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	129 m2
Plot Size:	630 m2



### IN BRIEF

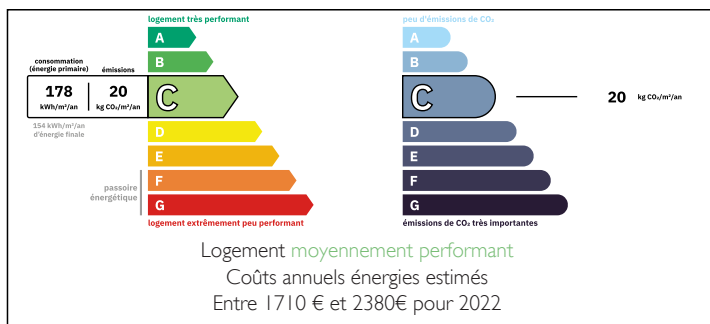
Located in a quiet village just minutes from a riverside community with shop, bar and restaurant, this 3-bedroom, 2-bathroom home offers character and comfort in equal measure.

The sunny living room features exposed beams and a welcoming ambiance, while the basement provides useful additional space. Outside, enjoy a low-maintenance enclosed garden complete with an above-ground pool and sun terrace—ideal for relaxing or entertaining.

A large adjoining barn adds excellent potential for storage, parking or future development - subject to permissions.

Perfect as a permanent residence or holiday retreat, with all the charm of the countryside and easy access to local commerces.

### 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 120m2

GROUND FLOOR:

SUMMER KITCHEN 8,3m2 (3,19m x 2,63m) door to front garden.

CELLAR 10,2m2 (3,95m x 2,6m)

FIRST FLOOR: (accessed by exterior staircase)

ENTRANCE 5,25m2 (3,95m x 1,33m) integrated cupboard

BEDROOM 1 - 11,2m2 (3,89m x 2,9m) wood flooring, front aspect

BEDROOM 2 - 12m2 (3,86m x 3,15m) wood flooring, rear aspect

BATHROOM 4,4m2 (2,12m x 2,1m) shower, wc, hand basin, rear aspect

KITCHEN 25m2 (6m x 4,19m) range of fitted units, dual aspect, staircase to living room.

LIVING ROOM 53m2 floor area (9,98m x 5,65m) / 38m2 habitable space.

Wood burner, wood flooring, 5 x velux windows, exposed beams, staircase down to ground floor.

SECOND FLOOR:

LANDING

BEDROOM 3 - 18m2 (4,97m x 3,78m) exposed beams, laminate flooring, velux.

EN-SUITE 4,1m2 (2,36m x 1,77m) bath with shower head, wc, hand basin, heated towel rail.

EXTERIOR:

ADJOINING BARN - doors to front garden.

enclosed FRONT GARDEN with gates onto street.

SIDE GARDEN with above ground pool and sun terrace.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>