

Bungalow with lovely views and basement garage, peaceful setting, walking distance to village - Dordogne



## INFORMATION

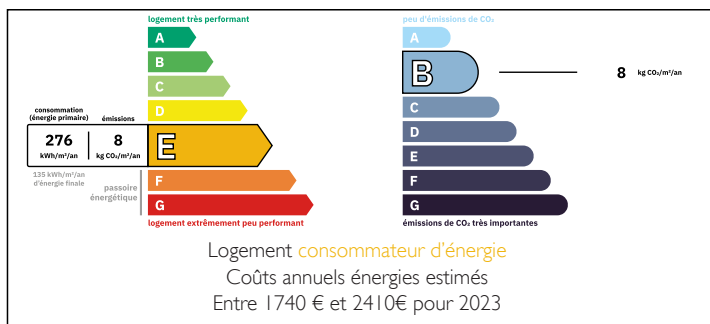
Town:	Cognac-sur-l'Isle
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	81 m2
Plot Size:	2541 m2



## IN BRIEF

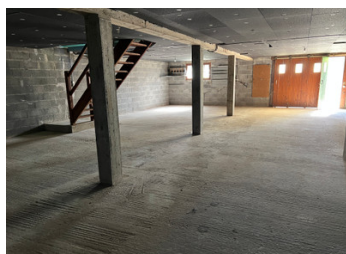
Nestled at the end of a lane, perfectly private and just 900 meters from a picturesque riverside village with a shop, bar and restaurant, this delightful two-bedroom bungalow offers the perfect blend of peace, comfort and convenience. Built in the 1980's, in good condition, the property boasts a bright and inviting interior with large windows that fill the home with natural light. The garden level features a 100m2 basement suitable for several vehicles. Set on a generous plot mainly laid to lawn with room for a pool, the bungalow has lovely countryside views to the front aspect.

## 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.



## DESCRIPTION

HOUSE 81m<sup>2</sup>

ENTRANCE 3,7m<sup>2</sup>

LIVING ROOM 29,9m<sup>2</sup> herringbone wood flooring, chimney with insert wood burner, double doors to front covered terrace, window to side

KITCHEN 12,68m<sup>2</sup> range of floor units, tiled floor, double doors to front.

HALLWAY 4,95m<sup>2</sup> door to basement

SEPARATE WC with hand basin 1,26m<sup>2</sup>

BATHROOM 4,7m<sup>2</sup> Bath with shower attachment, hand basin with vanity unit, heated towel rail, window to rear aspect, tiled floor

BEDROOM 1 - 12,4m<sup>2</sup> double doors to front aspect, fitted wardrobes, carpet

BEDROOM 2 - 11,4m<sup>2</sup> side aspect window, fitted wardrobes, carpet.

BASEMENT 100m<sup>2</sup> (8m x 12,5m)

Garden level entrance door for vehicle access, concrete flooring, sink with water, electricity and hot water tank. Cellar.

(Benefits from well water, not mains water).

GARDEN all around house

COVERED SHELTER 36m<sup>2</sup> (9m x 4m)

DISTANCES TO:

Village centre 900m restaurant, bar/tabac, village shop, chemist, post office, hairdresser, doctor, school

Leisure lake with beach and restaurant 6km

Thiviers 6,5km market town - all commerces, three supermarkets, train station

Excideuil 12km market town

Brantôme 28km touristic Venice of the Périgord

Périgueux 35km

AIRPORTS:

Limoges 65km

Brive 75km

Bergerac 87km

Bordeaux 180km

Information about risks to which this property is

## LOCAL TAXES

Taxe foncière: 860 EUR

Taxe habitation: EUR

## NOTES