

Immaculately presented family home in quiet hamlet & stunning views

EXCLUSIVE



INFORMATION

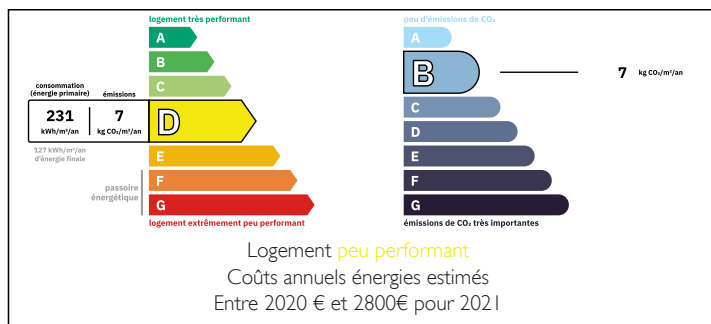
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|-------------|-------------|
| Town: | La Coquille |
| Department: | Dordogne |
| Bed: | 3 |
| Bath: | 3 |
| Floor: | 116.8 m2 |
| Plot Size: | 2595 m2 |



IN BRIEF

A beautiful family home set over 3 floors. An outside terrace with views over the local countryside and well established garden. Located in a quiet hamlet just 15 minutes from the nearest market town.

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

You enter the property from the front driveway into:

Fully fitted kitchen and dining area (28.5m²).

Patio doors lead out onto an extensive newly tiled split level patio area with plenty of room for outdoor seating and dining. The patio overlooks the well established garden and the valley beyond.

Off the dining area is a WC and doorway through to the:

Lounge(25.5m²).

A centrally located log burner and fireplace is a real feature in the room. Patio doors open out on to the front driveway making this a light and airy room. There is an oak staircase from the lounge leading to landing area on the 1st floor. From this landing is:

A large double bedroom (16m²) with an en-suite shower room and walk-in wardrobe.

A second double bedroom (16m²) with views over the garden and valley. From the bedroom is a large family bathroom/ensuite (14.4m²) with corner bath, walk in shower & WC.

From the landing is a door leading to the 2nd floor.

A large self contained double bedroom (24.5m²) with space for TV & seating area.

A separate WC & washbasin (3m²)

A additional bedroom/office (6.6m²)

The property is fully double glazed and has a newly installed air source heat pump that provides the central heating. The property has been fully modernised but retains all of the original character. It is beautifully decorated and ready to move in to.

Outside, the garden has been landscaped with a mixed variety of shrubs, flowers and fruit trees. A small chalet and decking area is...