

Period Maison de Maître with active gîte business, barn, pool, meadow & riverside access. Village location



INFORMATION

Town:	Cognac-sur-l'Isle
Department:	Dordogne
Bed:	7
Bath:	3
Floor:	265 m2
Plot Size:	10307 m2

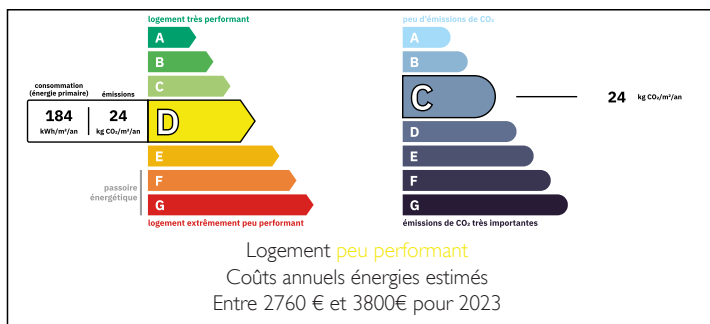


IN BRIEF

This elegant and expansive Maison de Maître offers 7 bedrooms and superb potential for multi-generational living and is currently operating an established gîte business. The property includes an adjoining barn, a well-maintained pool, and a beautifully planted garden and meadow sitting on a 1-hectare plot with private river frontage to the river L'Isle.

The property is ideally located within walking distance of a lively riverside village offering a bar, restaurant, village shop, school, pharmacy, and doctor. The market town of Thiviers has all commerce and a train station and is situated at 6km. A popular leisure lake with a beach and bar-restaurant is just 8 km away, making this an ideal setting for both private enjoyment and holiday rental appeal.

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

This beautifully presented Maison de Maître offers a total of 7 bedrooms and exceptional flexibility. It can function as a spacious family home or be easily divided into a 4-bedroom main residence with a separate, fully equipped 3-bedroom gîte – perfect for hosting guests, running a holiday rental, or accommodating extended family.

Brimming with original character and charm, dating back to the 1800s, the property also features large reception rooms, high ceilings, and period details throughout. Whether you're looking for a permanent residence with income potential, or a multi-generational retreat, this property adapts to your lifestyle.

The property is equipped with a combination of oil central heating and electric radiators.

LOCAL TAXES

Taxe foncière: 1397 EUR

Taxe habitation: EUR

NOTES

HOUSE

Ground Floor:-

Entrance hall 15,72m²

Sitting room 23m² dual aspect, carpet, woodburner, ceiling rose and character cornice, TV points.

Kitchen/lounge/dining area 53m² - central island, fitted units with granite worktops, induction hob and built-in oven and microwave, wood burner (located in the renovated section of the barn), oak flooring, French windows giving onto exterior terrace.

Separate WC 4m²

Utility room 6m² plumbing for washing machine, fully tiled.

First Floor:-

Landing – staircase leading to the second floor.

Bedroom 1 - 9.88m² – hand basin, wooden floor, front aspect.

Bedroom 2 - 23.5m² – hand basin, wooden floor, dual aspect.

Bathroom 7m² – bath, shower, WC, hand basin, towel rail.

Second Floor:-