

Period Maison de Maître with gîte rental, barn, pool, meadow & riverside access. Village location -Dordogne



INFORMATION

Town:	Cognac-sur-l'Isle
Department:	Dordogne
Bed:	7
Bath:	3
Floor:	195 m2
Plot Size:	10307 m2

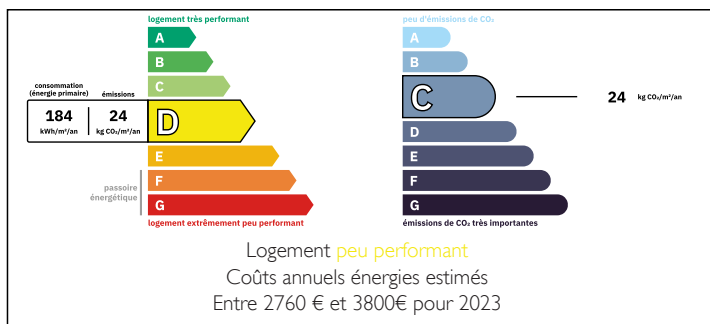
IN BRIEF

This elegant and expansive Maison de Maître offers 7 bedrooms and superb potential for multi-generational living or an established gîte activity. The property includes an adjoining barn, a well-maintained pool, and a beautifully planted garden and meadow sitting on a 1-hectare plot with direct access to the river.

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



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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 foncière: 1397 EUR

Taxe habitation: EUR

NOTES

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.

HOUSE

Ground Floor:-

Entrance hall

Living room 23m² dual aspect

Large open-plan living space 53m² - kitchen/lounge/dining area with central island, base and wall units, wood burner (located in the renovated section of the barn), large doors giving onto terrace.

Separate WC 4m²

Utility room 6m²

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

Second Floor:-

Landing

Bedroom 3 - 19.8m² dual aspect.

Bedroom 4 - 12m² – wooden floor, front aspect.