

1-2 bed sous-sol home with gardens near La Coquille. Potential remodel for 3 beds. Great commuter links.



INFORMATION

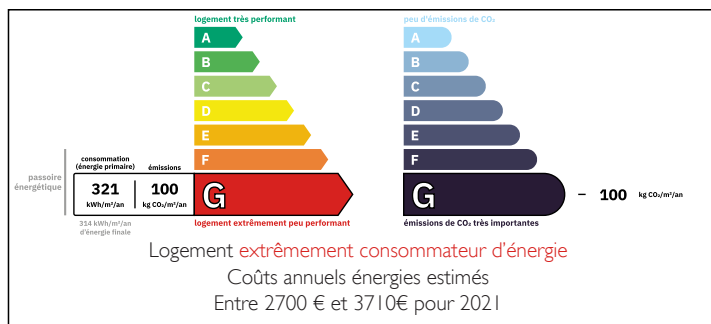
Town:	La Coquille
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	63 m2
Plot Size:	730 m2

IN BRIEF

This 1-2 bed house lies on the outskirts of the town of La Coquille, and is ideally placed for travel to Limoges, Thiviers or Périgueux. As is usually the case with sous-sol properties, most of the living accommodation is found on the 1st floor. However, with the main bathroom installed on the ground floor, some remodelling may be desirable. Nevertheless, a well-planned remodel has the potential to realise a welcoming 2-3 bedroom property. The first floor comprises a compact kitchen, a dining room with doors leading to a small balcony, a lounge/bedroom, a further bedroom, and a WC. Down the stairs to the sous-sol/basement, you arrive in a garage/workshop, which leads through to an occasional kitchen. Beyond this, the main shower room of the property. The house sits centrally in its plot giving gardens on all sides. A...



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

This 1-2 bed house lies on the outskirts of the town of La Coquille, and is ideally placed for travel to Limoges, Thiviers or Perigueux. As is usually the case with sous-sol properties, most of the living accommodation is found on the 1st floor. However, with the main bathroom installed on the ground floor, some remodelling may be desirable. Nevertheless, a well-planned remodel has the potential to realise a welcoming 2-3 bedroom property. The first floor comprises a compact kitchen, a dining room with doors leading to a small balcony, a lounge/bedroom, a further bedroom, and a WC. Down the stairs to the sous-sol/basement, you arrive in a garage/workshop, which leads through to an occasional kitchen. Beyond this, the main shower room of the property. The house sits centrally in its plot giving gardens on all sides. A separate wooden garage sits to the rear of the house. Amenities in La Coquille include a supermarket, doctors' surgery, pharmacy, post office, church, and a train station.

1ST FLOOR

With living accommodation being mainly on the first floor, the main entrance is up an exterior flight of stairs at one side of the house.

DINING ROOM (3,2m x 4,0m = 13,2m²)

This pleasant family dining room has double doors that lead out to a small balcony at the front of the house. Could also operate as a lounge-diner.

KITCHEN (1.9m x 3,5m = 6,2m²)

Very compact in size, having a simple work surface with a sink and 2-ring hob. A built-in...