

Two houses and outbuildings arranged around a shared courtyard, plus fields and woodland.

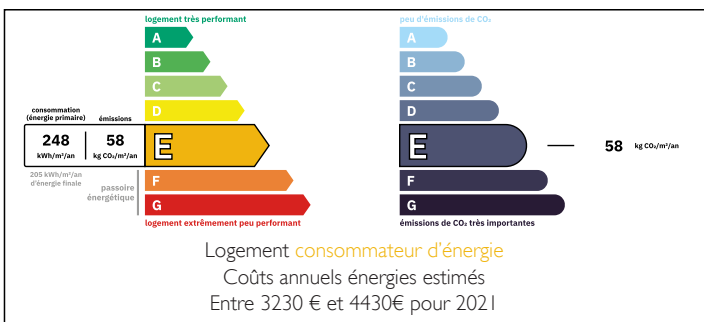


## INFORMATION

Town:	Cognac-sur-l'Isle
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	218 m2
Plot Size:	25031 m2



## ENERGY - DPE



## IN BRIEF

For sale: A peaceful countryside property with no nearby neighbours, offering space and potential. The property includes two houses, various outbuildings, and paddocks, all arranged around a central courtyard. There is excellent potential to create a main residence with two gîtes, ideal for holiday rentals or extended family use. The setting is quiet and private, surrounded by open countryside, making it perfect for those seeking a rural lifestyle or a small tourism project. A wonderful opportunity to shape a home and business in a tranquil location.

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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.



## DESCRIPTION

You enter the first house on the right through a spacious entrance hall with several built-in cupboards. To the right is a bedroom and a separate WC. Further along on the right is a second bedroom. You then continue into a large living room with a corner kitchen and plenty of space for a lounge area. At the back of this room is a shower room with plumbing for a washing machine. To the left is the dining room.

Above the house is a large attic with potential for conversion. The roof was redone in 2021. Heating is provided by an air source heat pump and a wood-burning stove.

Attached to the house is a large barn and a garage.

At the far end of the courtyard is the second house. You enter into a spacious living area that includes the kitchen, dining space, and lounge. To the rear is a utility/storage room. To the left of the living area is a shower room, followed by two bedrooms.

This property also includes a second kitchen, an additional bedroom, and a bathroom—ideal for hosting guests or creating a separate living space.

There is a large attic above, offering further potential for conversion. The roof was redone in 2004/2005. Originally heated by oil-fired central heating, the system has been upgraded to an air source heat pump and an insert log burner.

An adjoining covered terrace provides a great space for outdoor dining or can be used as a small carport. Within the...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES