

Immaculate 3-bed home, quiet position, close to village, far reaching countryside views, garden and woodland

EXCLUSIVE



INFORMATION

Town:	Cognac-sur-l'Isle
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	156 m2
Plot Size:	11800 m2

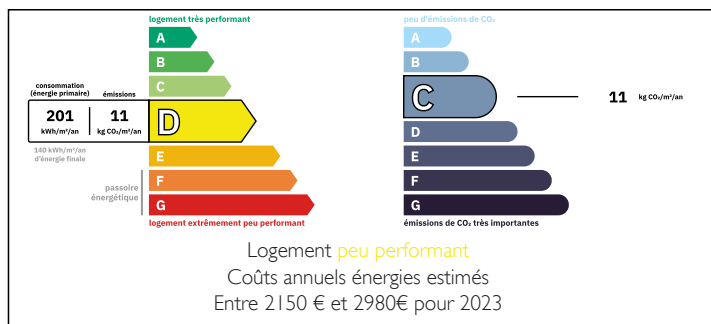
IN BRIEF

Set at the end of a quiet country lane with no passing traffic, this well-presented detached house offers peace, privacy, and lovely views over the surrounding countryside — just 5 minutes from a pretty riverside village with a bar/restaurant and a village shop.

The property dates from 1999, is in immaculate condition, featuring a bright and spacious open-plan living area with gas underfloor heating and three sets of large double-glazed doors opening onto a covered rear terrace.

The outdoor space features an ornamental fish pond and a well-planted south-west facing garden, and offers uninterrupted views across open countryside — perfect for relaxing or entertaining. An adjoining 1.8-acre woodland plot with stream access is also included.

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

HOUSE 156m²

GROUND FLOOR:

Entrance 13m²

Separate WC

Open-plan living area of approximately 74m² :-

Lounge (2 x double sliding doors to rear terrace, wood burner)

Kitchen (Fully fitted kitchen with central island, door to rear terrace, dual aspect)

Dining area (double doors to rear terrace)

Utility room 8,55m² (door to front aspect, sink & plumbing for washing machine)

Office 5,4m² (front aspect, built-in wardrobe).

Bedroom 1 - 11,89m² (built-in wardrobe, door to rear covered terrace)

Bathroom - 8,99m² (shower, WC, hand basin, front aspect)

LOCAL TAXES

Taxe foncière: 1150 EUR

Taxe habitation: EUR

FIRST FLOOR:

Landing 15m² (front aspect)

Bedroom 2 - 11,7m² (fitted wardrobe, rear aspect, wood flooring)

Bedroom 3 - 12m² (fitted wardrobe, rear aspect, wood flooring)

Bathroom - 8,18m² (bath, shower, WC, hand basin, front aspect)

EXTERIOR:

Enclosed well-planted garden with countryside views

Garden shed

Polytunnel and Vegetable garden

Ornamental fish pond

Woodland plot of 1.8 acres

Garden 1 acre.

Private enclosed driveway and garden. Gas underfloor heating on the ground floor, electric heaters on the first floor. Woodburner in the living room. Double glazed doors and windows.

DISTANCES:

Village - Cognac sur L'Isle 2,3km

Thiviers 7,2km (market town with all amenities and a

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