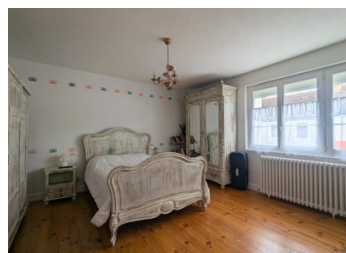


4 bedroom town centre property, great energy credentials, garden and off-road parking, walkable amenities.



## INFORMATION

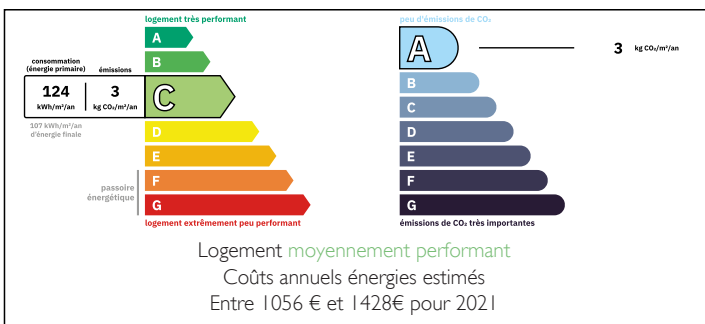
Town:	La Coquille
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	150 m2
Plot Size:	0 m2



## IN BRIEF

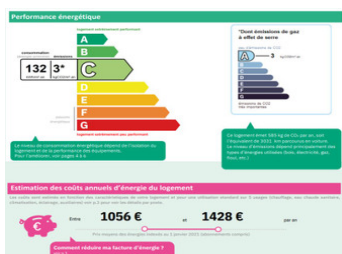
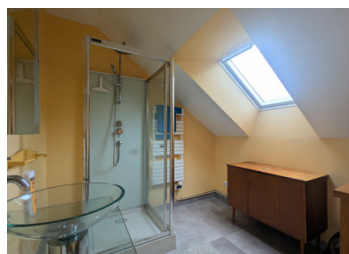
Located close to the central square in La Coquille, this spacious 4-bedroom house is ideally placed for local amenities including the railway station for trains to Limoges, Perigueux and beyond. Being double glazed throughout and having a wood pellet central heating boiler with a large pellet hopper, this property has achieved a desirable energy performance classification of C. On the ground floor a central hallway with WC leads to a generous dining room and kitchen to the left, and an inviting lounge with a fireplace to the right. On the 1st floor, the large master bedroom has built-in storage around the bed and a private shower room. Three further bedrooms (two are suitable for double beds), a family shower room and a WC complete the first floor. Outside, a small outbuilding has a laundry room and a workshop,...

## 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

Located close to the central square in La Coquille, this spacious 4-bedroom house is ideally placed for local amenities including the railway station for trains to Limoges, Périgueux and beyond. Being double glazed throughout and having a wood pellet central heating boiler with a large pellet hopper, this property has achieved a desirable energy performance classification of C. On the ground floor a central hallway with WC leads to a generous dining room and kitchen to the left, and an inviting lounge with a fireplace to the right. On the 1st floor, the large master bedroom has built-in storage around the bed and a private shower room. Three further bedrooms (two are suitable for double beds), a family shower room and a WC complete the first floor. Outside, a small outbuilding has a laundry room and a workshop, and houses the boiler. A gated drive at the rear of the house offers private off-road parking. Beyond the workshop the garden opens out and gives plenty of space to cultivate.

### LOCAL AREA

In La Coquille, you will find a train station, a supermarket, a petrol station, a medical centre, a pharmacy, a vet's practice, a garden nursery, a butcher's shop, a florist, a newsagent, a hotel with restaurant, a bar-restaurant, and a pizzeria.

### THE HOUSE

#### HALLWAY (9,1m<sup>2</sup>)

One enters the property into an enclosed vestibule which opens into the main central hallway and stairwell. At the far end, a WC (1,2m<sup>2</sup>) is conveniently tucked in under the stairs. Doors lead...

## LOCAL TAXES

Taxe foncière: 1131 EUR

Taxe habitation: EUR

## NOTES