

Fully furnished, modern 2-bed house, open plan living, private secure garden, train and amenities walkable.

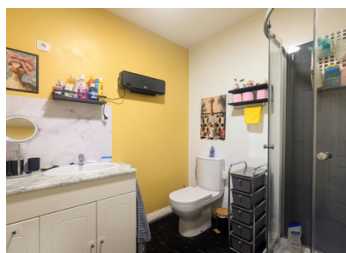


INFORMATION

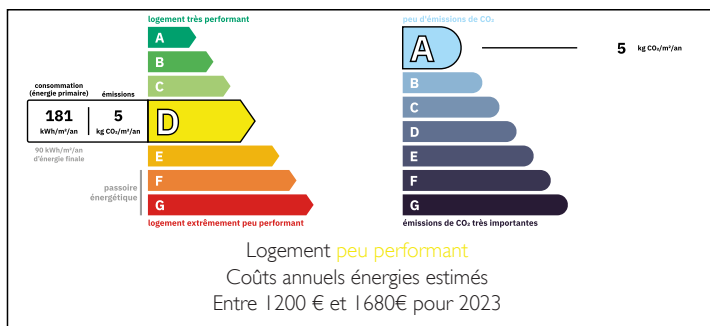
Town:	La Coquille
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	83 m2
Plot Size:	199 m2

IN BRIEF

Located a short walk from the centre of La Coquille, this beautifully presented 2-bed house is being sold fully furnished. Its central location makes it ideally placed for local amenities including the railway station for trains to Limoges, Perigueux and beyond. This cosy home has PVC double glazing throughout, and the heat from the pellet stove permeates the entire house. Entry to the house is via a secure gated side passage from where one enters a generous open plan lounge and dining kitchen. The glass back door opens to a private courtyard garden with its large covered seating area. A neat wooden building close to the back door has been conveniently fitted with laundry appliances and a WC, keeping these essential items away from the living area. Upstairs, two very generous bedrooms and a well-appointed shower room with...



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 foncière: 757 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

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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

A secure gated passageway along one side of the house gives access from the street. From here a side door enters the property into the lounge. Also in the passageway, a lockable store ideal for storing pellets for the pellet stove.

LOUNGE (30,9m²)

This...