

\*\*\* UNDER OFFER \*\*\*



## INFORMATION

Town:	La Coquille
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	114 m2
Plot Size:	2970 m2

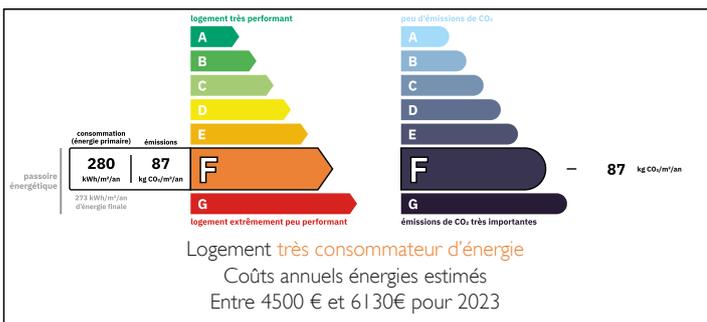


## IN BRIEF

### UNDER OFFER

This charming, cosy 3–4 bedroom home occupies a generous corner plot, quietly tucked away in a peaceful residential area of La Coquille. Set back from the main road, the property enjoys minimal passing traffic. Beyond the gated entrance, the sunny sous-sol house is approached by steps leading to the front door and a full-width balcony terrace — perfect for soaking up the morning sun. Inside, a bright kitchen leads to a double-aspect dining room with garden views. To the right, a sunny lounge, bathroom and separate WC. An elegant timber staircase rises to the first floor with its three bedrooms and an office. A further staircase leads down to the garden level offering a kitchen, bedroom, shower room with WC, boiler room and pantry with small wine cellar; a potential self-contained accommodation option. Set in nearly 3,000m<sup>2</sup>...

## 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

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### THE HOUSE

Upon arrival, climb the small flight of stairs to the balcony terrace and front door. One enters a bright vestibule which opens into the downstairs hall of the property from which the main rooms are accessed

### LOUNGE (10m<sup>2</sup>)

This cosy lounge at the front of the property enjoys bright morning sunshine and looks out to the terrace.

### DINING ROOM (12,5m<sup>2</sup>)

Having double aspect windows, the dining room benefits from lovely views of the garden. The option exists to remove the wall between the dining room and the kitchen if...

## LOCAL TAXES

Taxe foncière: **865 EUR**

Taxe habitation: **EUR**

## NOTES