

A very charming, well restored 2 bedroom house and courtyard in an ancient riverside village



INFORMATION

Town:	Cognac-sur-l'Isle
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	48 m2
Plot Size:	65 m2



IN BRIEF

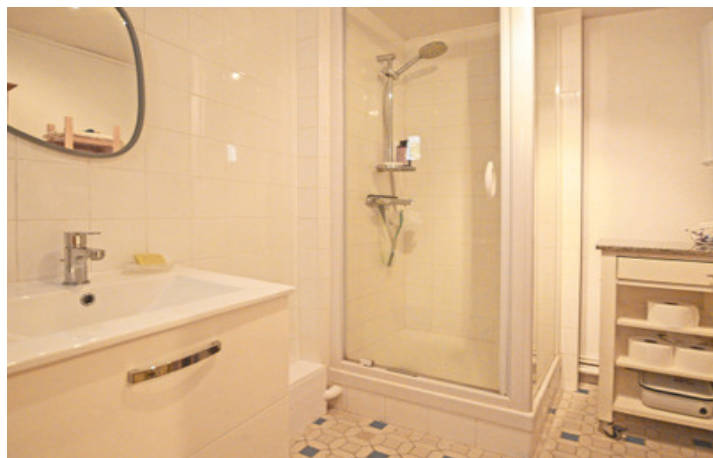
A pretty 2 bedroom house, nestled among ancient stone houses in a very old quarter of a riverside village that has a general store, restaurants, chemist, doctor's surgery and a primary school all a short walk away. The house has a lovely, secluded courtyard for mid-summer, an interior with up-to-date facilities and well-proportioned rooms that are light and airy. This is ideal for anyone seeking to live in a small community surrounded by incredible stone walls and medieval architecture with little maintenance and amenities close at hand. A gem!

ENERGY - DPE

DPE not required.

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

Ground floor

Kitchen, fully fitted, tiled floor with small breakfast area 11,5 m²

Study/ 1st bedroom with exit to the courtyard 9 m²

Ensuite tiled washroom with shower, washbasin and w/c 5 m²

1st floor

Sitting room overlooking the courtyard 14 m²

2nd bedroom with window overlooking the lane 10,5

Amenities

Local shops 2 minutes on foot

Local supermarket 7 minutes by car

Nearest SNCF train station 8 minutes by car

Nearest airport (Limoges) 52 minutes by car

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES