

A pretty 18th century 3 bedroom house with outbuildings in a hilltop hamlet with a view across the valley



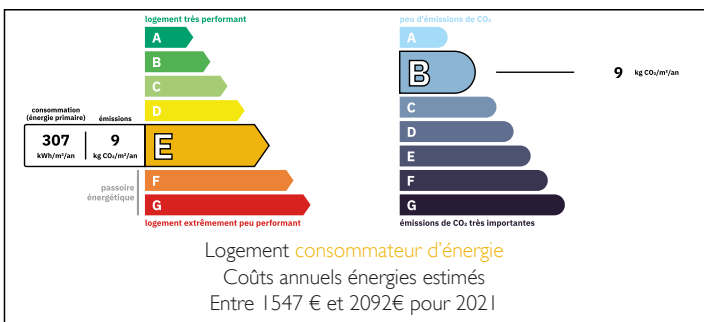
INFORMATION

Town:	Cognac-sur-l'Isle
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	124 m2
Plot Size:	2939 m2

IN BRIEF

A pretty property in a hilltop hamlet with a lovely view across a wooded valley. The house remains little changed from the old early 19th century cadastre Napoléon; it also has an impressive large sitting room with stone walls and a period fireplace and french doors opening onto a terrace and the view beyond. There is also a downstairs bedroom and bathroom, and a washroom and w/c serving two bedrooms on the 1st floor. Outside, the property has a steeply sloping meadow beside which is a partially pillared outbuilding that currently serves as a garage and workshop but could be converted into a small self contained guest accommodation with a lovely covered terrace below overlooking the view, therefore offering multiple possibilities.

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

Downstairs

Large sitting room 54 m²

Kitchen 8 m²

1st bedroom 9 m²

Bathroom with shower, bath and washbasin 6 m²

W/c 2 m²

1st Floor

Landing 9 m²

2nd bedroom 11 m²

Washroom with w/c and large washbasin 3 m²

3rd bedroom 23 m²

Ensuite dressing room 5 m²

Outside

Outbuilding on 3 floors with covered area 48 m²

Small outbuilding with round wall

Amenities by car

Local village shops 4 minutes

Nearest market town and supermarket 10 minutes

Nearest SNCF train station 10 minutes

Nearest Airport (Limoges) 1 hr

LOCAL TAXES

Taxe habitation:

EUR

NOTES

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