

3 Bedroomed bungalow close to the centre of La Coquille in North Dordogne

EXCLUSIVE



INFORMATION

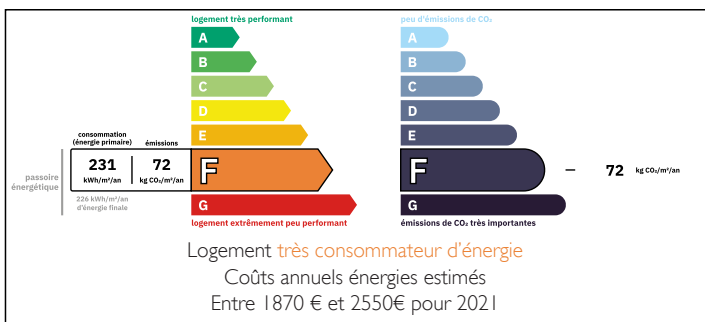
Town:	La Coquille
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	1837 m2

IN BRIEF

Charming stone house within easy walking distance of the centre of La Coquille in the northern Dordogne. The property offers three bedrooms, a recently fitted kitchen opening onto the living room with a log-burning stove, a shower room and separate WC. It also benefits from oil-fired central heating and double glazing. Outside, there are two garages, including a detached garage, a large driveway with plenty of parking and an attractive mainly lawned garden. Connected to mains drainage, water and electricity, with fibre available. Although the property would benefit from some updating and redecoration, it has plenty of character and charm and offers an excellent opportunity as either a permanent home or holiday property. Shops and local amenities are within walking distance.

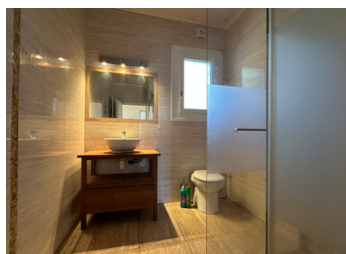


ENERGY - DPE



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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

Situated within easy walking distance of the centre of the small market town of La Coquille, this charming property offers comfortable accommodation, generous parking and plenty of potential to create a lovely permanent home or holiday retreat in the Dordogne.

The house is entered via a covered porchway which leads into a welcoming entrance hall.

To the right is the kitchen, measuring approximately 11.66m². The kitchen benefits from a good range of recently fitted units and has patio doors opening directly onto the front terrace. The kitchen is open to the living room, creating a pleasant and sociable space.

The living room features a characterful log-burning stove, providing a warm and cosy focal point. The property also benefits from oil-fired central heating. From both the dining room and the lounge, double doors open onto the garden terrace, creating a lovely connection between the indoor and outdoor living spaces.

The property offers three bedrooms measuring approximately 11.19m², 10.95m² and 10.56m², together with a shower room with shower, sink and WC and a separate WC.

Attached to the house is a useful garage of approximately 16.75m². To the rear of the garage is a boiler room measuring approximately 7.29m², which also has plumbing and space for a washing machine.

A second detached garage of approximately 17.08m² provides excellent additional storage, workshop or parking space. There is a large driveway providing plenty of off-road parking for several vehicles.

Outside, the garden is mainly laid to lawn and is easy

LOCAL TAXES

Taxe foncière: 1119 EUR

NOTES