

A central village located, 3 bedroom home, with downstairs apartment. Workshop, garage, courtyard with spa.

EXCLUSIVE



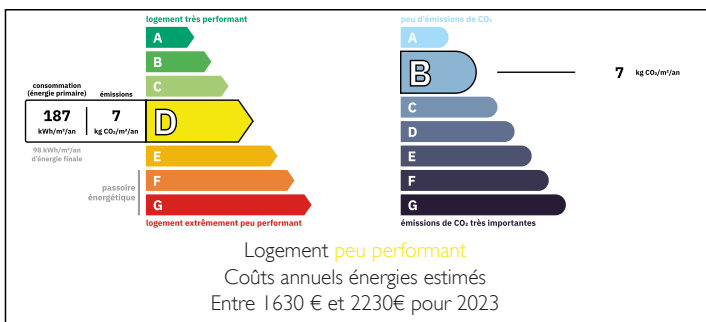
INFORMATION

Town:	La Coquille
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	92 m2
Plot Size:	420 m2

IN BRIEF

A bright and airy 3 bedroom family home with an apartment on the ground floor. Large barn/workshop/garage. Spacious gravel courtyard with private outdoor seating area, hot tub and parking for multiple cars. Sold furnished. Located in a popular village with all the amenities and train links to Limoges the nearest airport.

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

You access the property through double gates leading into a large gravel courtyard. Parking for multiple vehicles. You have two front doors. One on the side of the property leads into the garage with stairs that take you to the main living space on the first floor. The second door is at the rear the property that leads off the outdoor dining area and takes you into the apartment/summer kitchen/ground floor bedroom.

APARTMENT 5.4m x 3m (16.2m²) a kitchenette is located along one wall which makes it a flexible space. A doorway leads into the garage/utility room and off this room is a SHOWER ROOM with WC. 2.2m x 2.4m (5.28m²)

The GARAGE is divided in two halves giving you 52m² of space.

Stairs leading to the first floor come into an OFFICE AREA and then into the open plan LIVING SPACE 6.8m x 6.8m (46.2m²). Large double glazed windows across the front of the property flood this room with light and the extra high vaulted ceiling make this a bright and airy space. There is a modern newly fitted KITCHEN with integrated appliances. Leading off the kitchen is a modern SHOWER ROOM with WC 1.5m x 2.8m (4.2m²) and three double bedrooms.

BEDROOM 1 2.9m x 2.7m (7.8m²) with a walk in wardrobe

BEDROOM 2 2.7m x 3.5m (9.45m²) with a walk in wardrobe

BEDROOM 3 2.9m x 3.2m (9.28m²)

The property is fully double glazed, connected to mains drainage, has electric radiators throughout and all new electrical...

NOTES