

Immaculately presented family home in a quiet hamlet with stunning views across the valley.

EXCLUSIVE



## INFORMATION

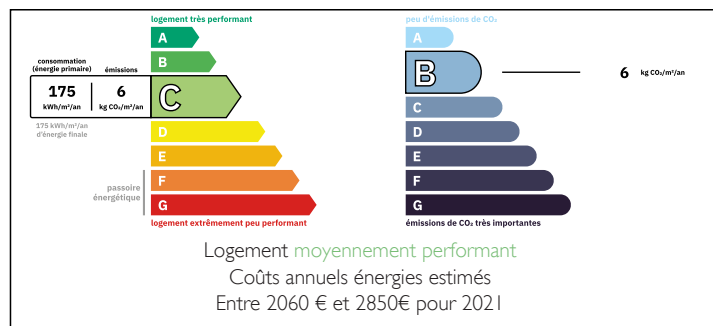
Town:	La Coquille
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	117 m <sup>2</sup>
Plot Size:	2595 m <sup>2</sup>

## IN BRIEF

A beautiful family home set over 3 floors. A large terrace ideal for outside dining with views over the local countryside and a well established garden. Recently modernised with air source heat pump and connection to the main drainage system. A low energy property. Located in a quiet hamlet just 15 minutes from the nearest market town.



## 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

You enter the property from the front driveway into:

Fully fitted kitchen and dining area (28.5m<sup>2</sup>).

Patio doors lead out onto an extensive newly tiled split level patio area with plenty of room for outdoor seating and dining. The patio overlooks the well established garden and the valley beyond.

Off the dining area is a WC and doorway through to the:

Lounge(25.5m<sup>2</sup>).

A centrally located feature fireplace. Patio doors open out on to the front driveway making this a light and airy room. There is an oak staircase from the lounge leading to landing area on the 1st floor. From this landing is:

A large double bedroom (16m<sup>2</sup>) with an en-suite shower room and walk-in wardrobe.

A second double bedroom (16m<sup>2</sup>) with views over the garden and valley. From the bedroom is a large family bathroom/ensuite (14.4m<sup>2</sup>) with corner bath, walk in shower & WC.

From the landing is a door leading to the 2nd floor.

A large self contained double bedroom (24.5m<sup>2</sup>) with space for TV & seating area.

A separate WC & washbasin (3m<sup>2</sup>)

A additional bedroom/office (6.6m<sup>2</sup>)

The property is fully double glazed and has a newly installed air source heat pump that provides the central heating. A great addition to the property making it low energy and efficient. The property has been fully modernised but retains all of the original character. It is beautifully decorated and ready to move in to.

Outside, the garden has been landscaped with a mixed variety of shrubs, flowers and fruit trees. A small chalet and...

## LOCAL TAXES

Taxe foncière: **697 EUR**

Taxe habitation: **EUR**

## NOTES