



Ref: A39835LC24 Price: 284 600 EUR

agency fees included: 7 % TTC to be paid by the buyer (265 982 EUR without fees)

Immaculate 3-bed home, quiet position, close to village, far reaching countryside views, garden and woodland



# INFORMATION

Town: Corgnac-sur-l'Isle

Department: Dordogne

Bed: 3

2 Bath:

Floor: 156 m2

Plot Size: 11800 m<sup>2</sup>















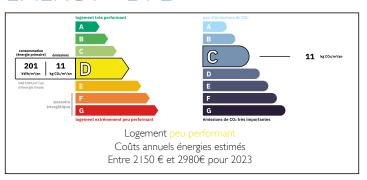
#### IN BRIEF

Set at the end of a quiet country lane with no passing traffic, this well-presented detached house offers peace, privacy, and lovely views over the surrounding countryside — just 5 minutes from a pretty riverside village with a bar/restaurant and a village shop.

The property dates from 1999, is in immaculate condition, featuring a bright and spacious open-plan living area with gas underfloor heating and three sets of large double-glazed doors opening onto a covered rear terrace.

The outdoor space features an ornamental fish pond and a well-planted south-west facing garden, and offers uninterrupted views across open countryside — perfect for relaxing or entertaining. An adjoining 1.8-acre woodland plot with stream access is also included.

## **FNFRGY - DPF**



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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.





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## LOCAL TAXES

Taxe foncière: 1150 EUR

Taxe habitation: EUR

## **NOTES**

## DESCRIPTION

HOUSE 156m<sup>2</sup> GROUND FLOOR:

Entrance 13m<sup>2</sup>

Separate WC

Open-plan living area of approximately 74m<sup>2</sup>:-

Lounge (2 x double sliding doors to rear terrace, wood burner)

Kitchen (Fully fitted kitchen with central island, door to rear terrace, dual aspect)

Dining area (double doors to rear terrace)

Utility room 8,55m<sup>2</sup> (door to front aspect, sink & plumbing for washing machine)

Office 5,4m<sup>2</sup> (front aspect, built-in wardrobe).

Bedroom I - II,89m² (built-in wardrobe, door to rear covered terrace)

Bathroom - 8,99m² (shower, WC, hand basin, front aspect)

#### FIRST FLOOR:

Landing 15m<sup>2</sup> (front aspect)

Bedroom 2 - 11,7m<sup>2</sup> (fitted wardrobe, rear aspect, wood flooring)

Bedroom 3 - 12m<sup>2</sup> (fitted wardrobe, rear aspect, wood flooring)

Bathroom - 8,18m<sup>2</sup> (bath, shower, WC, hand basin, front aspect)

#### **EXTERIOR:**

Enclosed well-planted garden with countryside views Garden shed

Polytunnel and Vegetable garden

Ornamental fish pond

Woodland plot of 1.8 acres

Garden Lacre.

Private enclosed driveway and garden. Gas underfloor heating on the ground floor, electric heaters on the first floor. Woodburner in the living room. Double glazed doors and windows.

#### **DISTANCES:**

Village - Corgnac sur L'Isle 2,3km

Thiviers 7,2km (market town with all amenities and a

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