

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



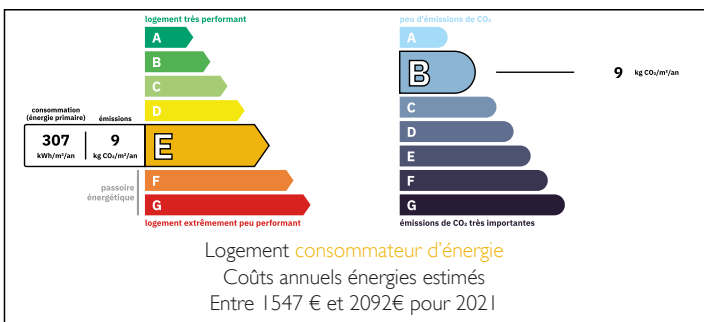
## INFORMATION

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



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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

Downstairs

Large sitting room 54 m<sup>2</sup>

Kitchen 8 m<sup>2</sup>

1st bedroom 9 m<sup>2</sup>

Bathroom with shower, bath and washbasin 6 m<sup>2</sup>

W/c 2 m<sup>2</sup>

1st Floor

Landing 9 m<sup>2</sup>

2nd bedroom 11 m<sup>2</sup>

Washroom with w/c and large washbasin 3 m<sup>2</sup>

3rd bedroom 23 m<sup>2</sup>

Ensuite dressing room 5 m<sup>2</sup>

Outside

Outbuilding on 3 floors with covered area 48 m<sup>2</sup>

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

## NOTES

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