

Stylish & Move-in ready 3-bedroom family home with heated swimming pool

EXCLUSIVE



INFORMATION

Town:	La Coquille
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	114 m2
Plot Size:	2400 m2

IN BRIEF

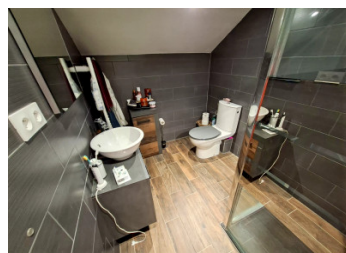
This fantastic property is surrounded by greenery, yet ideally located within walking distance of all amenities, a unique find!

The main living area features a kitchen, bathroom, toilet, a bedroom, dining room and a cozy living room with a wood stove and air conditioning. The dining room has French doors opening onto the balcony with garden views.

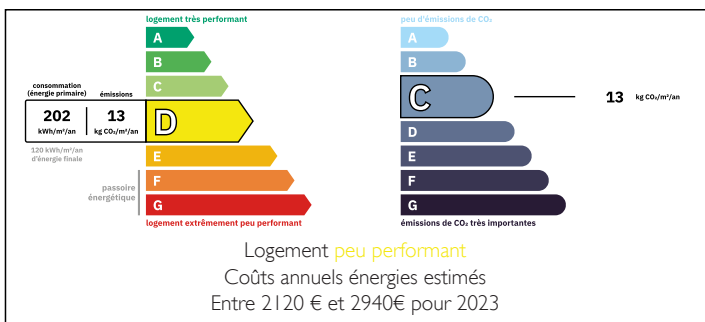
Upstairs, you will find two more spacious bedrooms with air conditioning and a second modern bathroom.

Downstairs offers a very spacious lower level with a large garage, an extra-large laundry room, and a multifunctional room that is perfect as a hobby room or extra bedroom.

The large garden is a true paradise with a built-in,

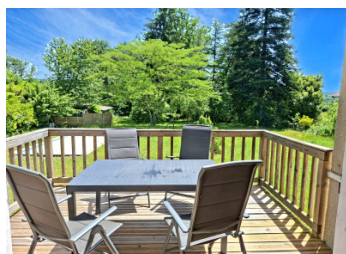


ENERGY - DPE



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.



NOTES

DESCRIPTION

Upon entering, the hallway leads you to the living room, kitchen, bathroom, separate toilet, dining room, and a first bedroom. The spacious living room (20 m²) features a charming wood-burning stove and air conditioning. The modern kitchen (13 m²) is fully equipped with all conveniences. The bathroom on this floor has been recently renovated (2026), and there is a separate toilet. The cozy dining room (13 m²) features French doors opening onto the large balcony (9 m²), offering a beautiful view over the entire garden and the swimming pool.

The first bedroom (9 m²) is located on this main living floor, making single-level living perfectly possible. The other two bedrooms are on the upper floor and are very generously sized (21 m² and 18 m²). All bedrooms in the house are equipped with air conditioning. Additionally, the upper floor features a second modern bathroom with a toilet (2021).

The very spacious lower ground floor comprises a large garage (30 m²), an extra-large laundry room (16 m²), and a multifunctional space (18 m²) that can perfectly serve as a hobby room or an additional bedroom.

The vast garden is an absolute highlight, featuring a built-in, heated saltwater swimming pool (8 x 4 meters) with an eco-friendly electrolysis system.

The entire house is insulated with double glazing and can be heated via an oil-fired heating system from 2017.

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