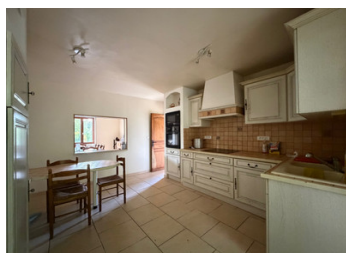


Stone built house with 3 bedrooms, double garage, calm spot close to Cognac Sur L'Isle.



INFORMATION

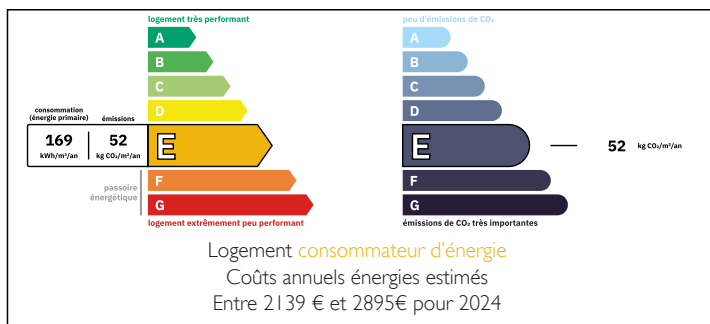
Town:	Cognac-sur-l'Isle
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	1632 m2



IN BRIEF

Charming stone house situated in Cognac sur L'Isle, a quiet spot with only a 5 minute drive to Thiviers. The house is equipped with oil/wood central heating, double glazing, insulation redone, individual septic tank. The house is surrounded by 1600m² of garden.

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

The house is composed of an entrance opening onto a large and spacious living room with kitchen area, dining room and woodburner.

Hallway leading onto 2 bedrooms, shower room and WC.

First floor: Large bedroom with shower room and WC with storage cupboards.

Direct access giving onto a double garage with workshop.

Terrace in front and at the back of the house.

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

NOTES