

Bright 2-bed detached home with large gardens & versatile sous-sol, walking distance to La Coquille.

EXCLUSIVE



INFORMATION

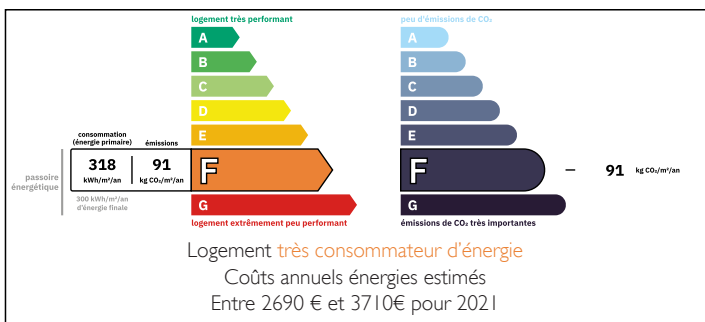
Town:	La Coquille
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	82 m2
Plot Size:	1540 m2

IN BRIEF

This attractive detached property with sous-sol accommodation and generous outdoor space offers bright, well-proportioned rooms just a short distance from the centre of La Coquille. The main living level features a bright lounge opening onto a covered balcony, a kitchen, two comfortable bedrooms and a shower room. At garden level, the versatile lower floor offers potential for a third bedroom, home office, hobby room or independent accommodation, along with a spacious garage, workshop and utility room with a small shower room. Outside, the property benefits from large gardens to both the front and rear. Directly opposite is a pleasant park with walking paths, mature trees, a nature pond and children's play area, providing a lovely recreational space close to home. Offering flexibility, generous storage and a convenient location close to amenities and transport links, this property would suit...



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.



LOCAL TAXES

Taxe foncière: 754 EUR

NOTES

DESCRIPTION

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This property benefits from oil-fired central heating. The windows are single glazed with metal shutters. The property has achieved an energy performance rating of F. Sanitation is catered for by a septic tank.

The property is approached via a long gated front garden, with established flower beds adding colour and charm as you make your way to the house. Steps lead up to the covered balcony and front door, creating a pleasant entrance to the main living level.

LOUNGE (17.2m²)

Entering the property, the bright and welcoming lounge/diner is located to the right. With doors opening...