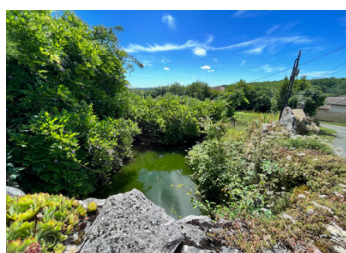


Recent house from 2016 in a quiet hamlet.



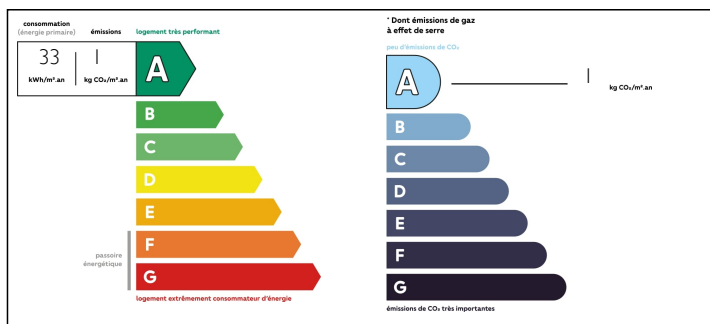
## INFORMATION

Town:	Cognac-sur-l'Isle
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	132 m2
Plot Size:	4400 m2

## IN BRIEF

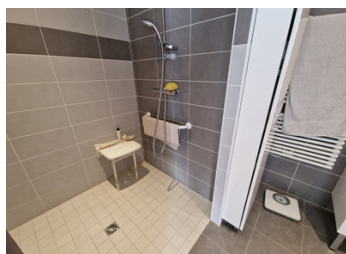
Nice new house of 2016 with the charm of the old composed of : on the ground floor : - open plan fitted kitchen opening onto a bright living room / dining room. - 1 master suite with shower room and wc, 2 cupboards. - 2 bedrooms with cupboards - shower room and separate wc -Laundry room, tiled garage. On the first floor: - large room of 30 m2 with dressing room shower room and wc The house has all the openings in Basque Red Aluminium, electric shutters, garage door and electric gate. Barn of more than 100 m2 in front of the house, an orchard with garage and hangar, garden with a well. Septic tank to standards

## 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: **680 EUR**

## NOTES

## DESCRIPTION

At 5 kms from Thiviers and 30 mns from Périgueux this recent house of 2016 under decennial guarantees will seduce you with its charm of the old with the technology of today it is composed :

on the ground floor :

- functional equipped kitchen open on dining room / bright living room possibility to put a wood stove or fireplace overlooking a covered terrace.
- 1 master suite with shower room and wc and 2 cupboards.
- 2 bedrooms with cupboards
- shower room and separate wc
- Laundry room, tiled garage.

On the first floor:

- large room of 30 m2 which can be used as a games room or a master bedroom with dressing room, shower room and wc,

The house has all the openings in Basque red aluminium, electric roller shutters, garage door and electric gate.

Underfloor heating with heat pump.

Barn of over 100 m2 opposite the house, orchard with garage and hangar, garden with a well.

Septic tank to standards

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