

## UNDER OFFER 3 Bedroomed bungalow with out reaching views close to the centre of La Coquille



## INFORMATION

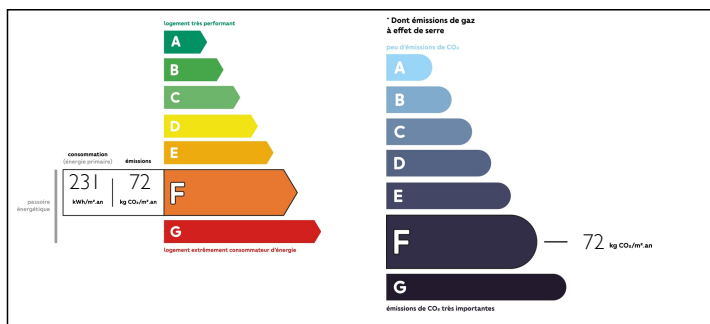
Town:	La Coquille
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	1837 m2

## IN BRIEF

This great property is situated on the edge of the small town of La Coquille in the North Dordogne. La Coquille has a train station, super market, weekly market, bank, doctors, dentist, pharmacy, schools etc... everything you could need locally



## 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: 1119 EUR**

## NOTES

## DESCRIPTION

You enter the house via a porchway into a small entrance hall.

To the right is the Kitchen (11.66m<sup>2</sup>). The Kitchen has a wide range of fitted cupboards plus a small kitchen table. There is a back door opening out on to the terrace at the rear of the property. The Kitchen is open to the Dining Room and Lounge. In the Lounge part there is a log burning stove. The property also benefits from Oil Fuelled Central heating. There are a set of double doors leading out to the garden terrace from the Dining Room and from the Lounge.

The property has 3 bedrooms (11.19m<sup>2</sup>, 10.95m<sup>2</sup> and 10.56m<sup>2</sup>), a modern shower room and a WC. Attached to the house is a Garage (16.75m<sup>2</sup>) and at the rear of this is the boiler room (7.29m<sup>2</sup>) where there is also plumbing for a Washing Machine.

There is a 2nd Garage (17.08m<sup>2</sup>) which is not attached to the property with a large drive way and parking.

The garden is mostly lawn and there is a small shed in one corner.

The property has double glazing throughout.

All in all this is a great property. It has lots of character and charm and offers an ideal opportunity to purchase either a permanent residence or holiday home here in the Dordogne.

The property is within walking distance to centre of the small town.

More photos available on request. All measurements given are approximative.

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Information about risks to which this property is exposed...