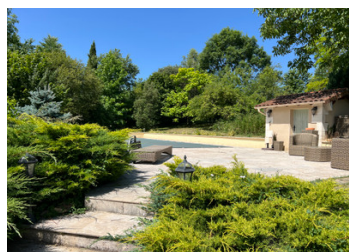


Lovely 5 bed stone house with stunning pool, nestled in peaceful private surroundings, 5 mins village-Dordogne



INFORMATION

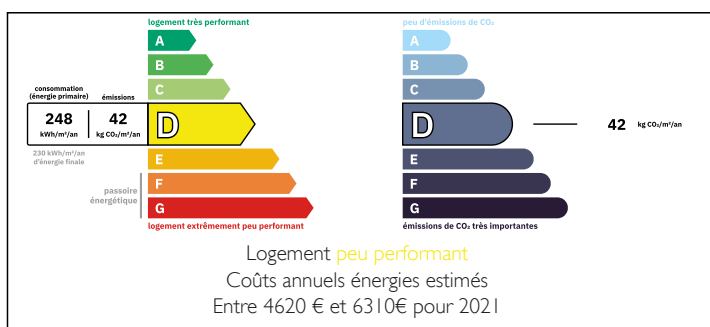
Town:	Cognac-sur-l'Isle
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	211 m2
Plot Size:	3726 m2

IN BRIEF

This beautiful detached stone property is nestled down a small country road with no passing traffic and just a couple of neighbours, it remains completely private. The house retains bags of character within its spacious walls, with the exposed stone walls and large beams and, has also been renovated to a high quality and tasteful finish. The garden benefits from mature trees and shrubs and has a 11m x 5m swimming pool with travertine terrace, a security cover and a pool house with air source heat pump.

The village of Cognac sur L'Isle is just a 5 minutes drive, the river L'Isle runs through the village, there are lots of grassy shady areas for picnics and paddling. The village has a bar, tabac, village shop, restaurant, hairdresser, chemist, pharmacy and an English speaking doctor. A leisure...

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: 2153 EUR

NOTES

DESCRIPTION

GROUND FLOOR

Kitchen 14,82m² (5.2m x 2.85m) rear aspect, range of fitted wall and base units, skylight velux.

Hallway 0,7m x 1.28m into:

Separate WC

Shower room 3,85m² (1.76m x 2.19m) shower, hand basin, dual aspect windows

Lounge/dining room 36,93m² (9.47m x 3.9m) exposed stone, beams, door to front courtyard, fireplace with insert wood burner, staircase to 1st floor office and bedroom)

Games room 28,91m² (6.95m x 4.16m) dual aspect, tiled flooring, door to veranda

Véranda 15,93m² (3.58m x 4.45m) tiled flooring, aluminium doors and windows

Bedroom 1 - 18,56m² (5.32m x 3.49m) windows to side aspect

Hallway 10,29m² (3.28m x 3.14m) tiled flooring, front aspect, staircase to 1st floor bedrooms

Doorway Into old barn 48m² (7m x 6.87m) consisting of:

Laundry room with boiler area - GAS Veissmann boiler,

Store room

FIRST FLOOR (part 1)

Landing 15,99m² (engineered oak flooring, velux windows to front aspect, beams)

Family Bathroom 6,77m² (2.51m x 2.7m) WC, bath, double hand basin rear aspect)

Bedroom 2 - 9,8m² (2.8m x 3.5m) window to rear aspect

Bedroom 3 - 11,37m² (4.34m x 2.62m) rear aspect, beams, dormer window

Bedroom 4 - 13,33m² (4.94m x 2.7m) rear aspect, beams, dormer, wood floor

- ensuite bathroom 4,09m² (2.44m x 1.68m) shower, wc, towel rail

Bedroom 5 - 12,72m² (2.79m x 4.56m) front aspect, velux, beams, wood floor

- ensuite bathroom 3m² (1.25m x 2.42m) shower, wc, hand basin, side aspect