

Two houses and outbuildings arranged around a shared courtyard, plus fields and woodland.



INFORMATION

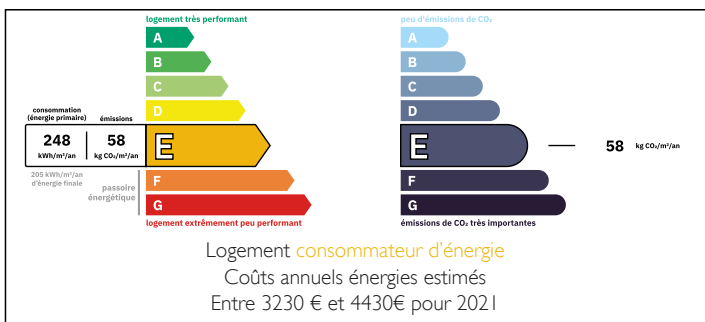
Town:	Cognac-sur-l'Isle
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	218 m2
Plot Size:	25031 m2



IN BRIEF

For sale: A peaceful countryside property with no nearby neighbours, offering space and potential. The property includes two houses, various outbuildings, and paddocks, all arranged around a central courtyard. There is excellent potential to create a main residence with two gîtes, ideal for holiday rentals or extended family use. The setting is quiet and private, surrounded by open countryside, making it perfect for those seeking a rural lifestyle or a small tourism project. A wonderful opportunity to shape a home and business in a tranquil location.

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.



NOTES

DESCRIPTION

You enter the first house on the right through a spacious entrance hall with several built-in cupboards. To the right is a bedroom and a separate WC. Further along on the right is a second bedroom. You then continue into a large living room with a corner kitchen and plenty of space for a lounge area. At the back of this room is a shower room with plumbing for a washing machine. To the left is the dining room.

Above the house is a large attic with potential for conversion. The roof was redone in 2021. Heating is provided by an air source heat pump and a wood-burning stove.

Attached to the house is a large barn and a garage.

At the far end of the courtyard is the second house. You enter into a spacious living area that includes the kitchen, dining space, and lounge. To the rear is a utility/storage room. To the left of the living area is a shower room, followed by two bedrooms.

This property also includes a second kitchen, an additional bedroom, and a bathroom—ideal for hosting guests or creating a separate living space.

There is a large attic above, offering further potential for conversion. The roof was redone in 2004/2005. Originally heated by oil-fired central heating, the system has been upgraded to an air source heat pump and an insert log burner.

An adjoining covered terrace provides a great space for outdoor dining or can be used as a small carport. Within the...