

Two bedroomed bungalow for sale with attached barn, garage and paddock situated in small hamlet



INFORMATION

Town:	Cognac-sur-l'Isle
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	110 m2
Plot Size:	11300 m2



IN BRIEF

Charming stone house situated in a peaceful hamlet in Cognac-sur-l'Isle, set on approximately 11,300 m² of land. The property offers two bedrooms, a large living room with kitchen, a dining room, a shower room and a separate WC.

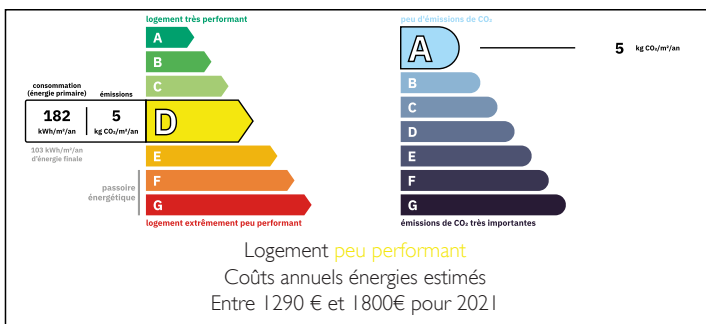


The roof was replaced in 2021. Heating is provided by an air-source heat pump and a wood-burning stove.



The property also benefits from a large attached barn and a garage. The septic tank requires upgrading.

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.



DESCRIPTION

You enter the property through a spacious entrance hall with several built-in cupboards. To the right is a bedroom and a separate WC. On the left 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.

The properties benefit from mains water and electricity. There is a septic tank which will require upgrading.

Lots more photos available on request.

Cognac-sur-l'Isle is a peaceful village in the Dordogne region of southwestern France. Known for its rural charm, it offers beautiful countryside landscapes, traditional stone houses, and a friendly community. The surrounding area is rich in history, with nearby markets, historic towns like Thiviers, and opportunities for outdoor activities such as hiking and fishing. It's an ideal location for those seeking a quiet lifestyle close to local amenities and natural beauty.

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

NOTES