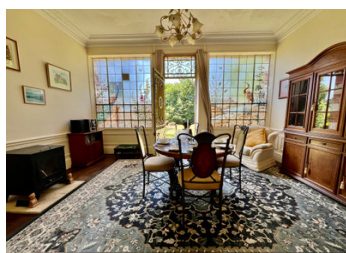
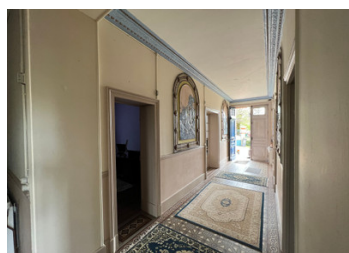
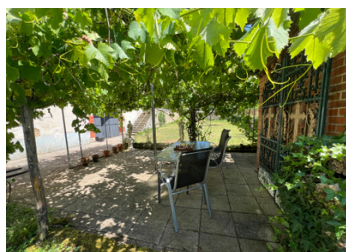


A Stately and Historic Maison de Maitre previously owned by a Limoges Family, a real bijoux

EXCLUSIVE



## INFORMATION

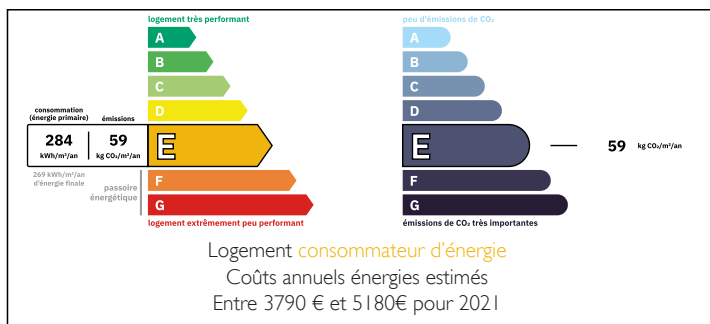
Town:	Javerlhac-et-la-Chapelle-Saint
Department:	Robert Dordogne
Bed:	5
Bath:	3
Floor:	216 m2
Plot Size:	3980 m2

## IN BRIEF

This Manor house dating back to 1880 was once owned by a Limoges Family who installed porcelaine mosaics and stained glass windows. The house is of a substantial size with many original features. Five bedrooms, two living rooms, a dining room and three bathrooms make for a very nice sized family home. As it is right next to the village school, it is also a practical choice for the school runs which can be done on foot.

The village also has a bakery, a little shop with most commodities, restaurants, bars and fabulous countryside views all around.

## 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: 1800 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

This superb manor house is ideally located, within walking distance of all amenities.

The entrance is via two beautiful original forged iron gates to the main entrance. This elegant mansion is about 216 m<sup>2</sup> and has very nice fittings, with spacious and luminous spaces, high ceilings and mosaic flooring.

You enter into an absolutely stunning hallway (20m<sup>2</sup>) with original Limoges wall porcelaine and intact mosaic floor tiles in excellent condition.

On either side are two spacious living rooms (14.7 & 21m<sup>2</sup>) Further along there is the kitchen (14m<sup>2</sup>) with a practical pantry. Beyond this is a shower room (3.6m<sup>2</sup>) and across an office/bedroom (13m<sup>2</sup>) with a marble fireplace. At the end of the hall is the most amazing light filled dining room (20m<sup>2</sup>) with stained glass windows and steps leading down into the well maintained garden.

Access to the second floor is via an oak carved stairway, sporting another beautiful stained glass window. Off the landing (13m<sup>2</sup>) you will find four spacious bedrooms (15, 16.7, 14.8 and 12.9 m<sup>2</sup>) one of which is ensuite (3.8m<sup>2</sup>). A bathroom with wc (5.6m<sup>2</sup>) completes this floor.

The basement is roomy and well organised with several different sections, one which is the wine cellar. There is space to store many a bottle, fortunately the Bordeaux wine growing region is less than 2 hours away.

The flat garden has some amazing old trees, a cute bricked potting shed next to a tiled terrace and access to the basement.

On one of the parcels of...