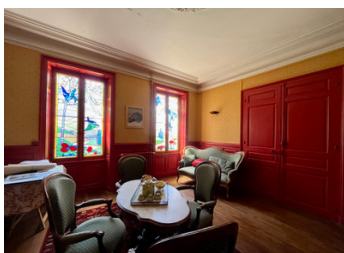
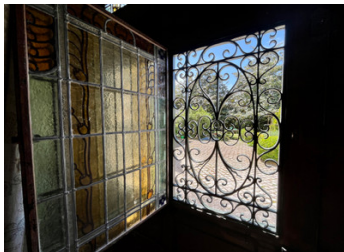


MAISON DE MAITRE with 6 bedrooms and a park style garden in the centre of a busy north dordogne village



INFORMATION

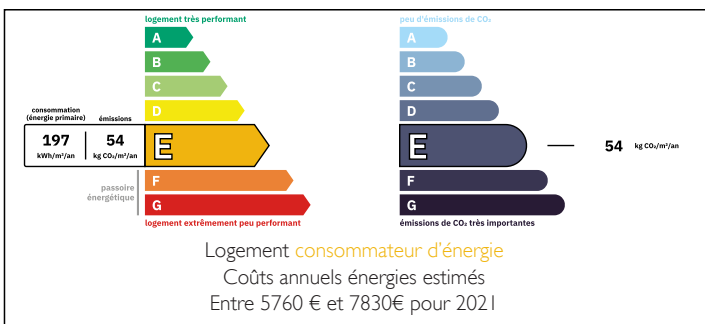
Town:	Javerlhac-et-la-Chapelle-Saint- Robert
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	380 m2
Plot Size:	1 194 m2



IN BRIEF

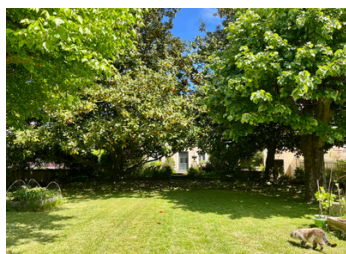
Property with buckets of potential, Maison de Maitre with original stable block and large courtyard set within park style gardens. With just a little bit of imagination this could be a large family home, converted into a B&B, Gites or both.

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

Entering the property through original and statement wrought iron gates into a stone paved courtyard of a Bourgeois mansion. The main front door welcomes you to an entrance hall with original tiled floor and grand staircase. To the left is a renovated modern kitchen and dining/living room with double glazing and french doors that open onto the courtyard. To the right is a lounge and separate library with art deco style stained glass window panels acting as double glazing.

From the library you have access to a rear entrance door and another staircase. Past this you will find a second kitchen or utility room with walk in pantry and access to the boiler room and garage. Adjoined to this is also access to a study that could be converted into a bedroom or another reception room if desired.

1st Floor.

Up the grand main stair case you will find 4 large bedrooms that need decorating and a family sized bathroom. From here you can also access the second staircase which leads to a large room currently used as a games room but could also be a master suite, a bedroom and another bathroom not to mention access to the attic and the attic above the barns/stable block.

2nd Floor

The attic on the 2nd floor currently isn't habitable but has been fitted with insulation and a laminate floor so could be converted into more living accommodation.

Barns/Stable

To the right is the original stable block which now acts as a store...

LOCAL TAXES

Taxe foncière: 2878 EUR

Taxe habitation: EUR

NOTES