

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

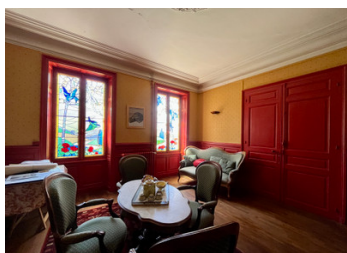
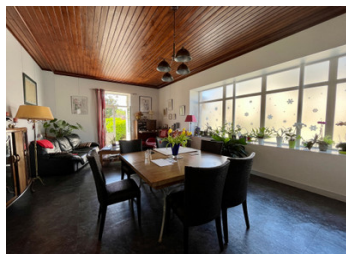
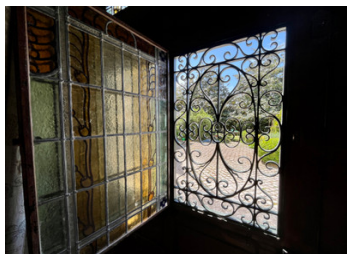


## INFORMATION

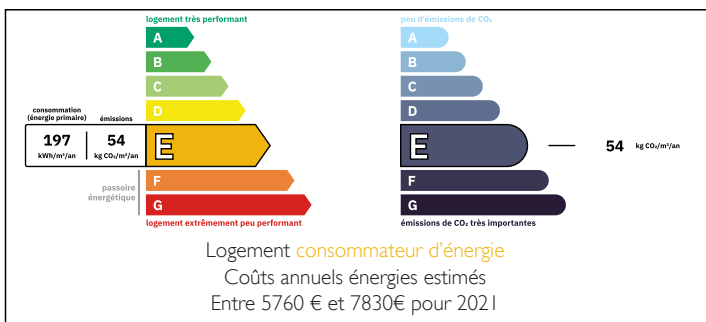
Town:	Javerlhac-et-la-Chapelle-Saint
Department:	Robert Dordogne
Bed:	5
Bath:	2
Floor:	380 m2
Plot Size:	1194 m2

## 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.

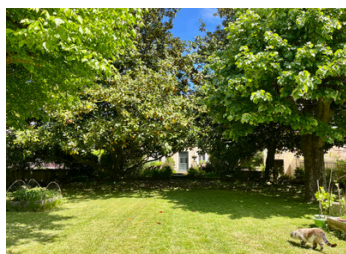


## ENERGY - DPE



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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: 2878 EUR**

**Taxe habitation: EUR**

## NOTES

## 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 left 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 rooms 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...