

Large old house with beautiful stone walls and oak beams throughout. Big barn and large plot of land.



INFORMATION

Town:	Cherval
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	94 m2
Plot Size:	7150 m2

IN BRIEF

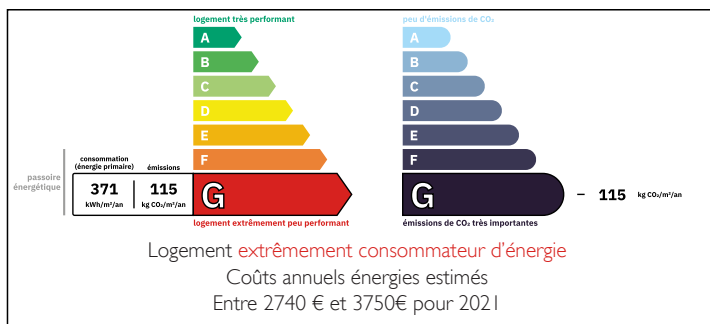
Beautiful, substantial house with enormous potential. It could make a lovely family home.

You enter the property through an iron gate onto a large plot of land. Most of the land is at the rear and to one side of the property. In front of the house is a courtyard with a well and the entrance to the barn.

The house has a beautiful old wooden front door, which leads into the kitchen/dining room and sitting room with its beautiful open fireplace and doors leading to the back of the house and the garden. The boiler room is adjacent to the kitchen. Stairs lead from the kitchen to the bedroom with en-suite bathroom and toilet, and to a mezzanine overlooking the living room. The top floor of the house has an attic which could be used as a...

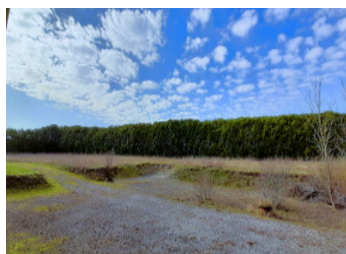


ENERGY - DPE



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: 600 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground floor -

Kitchen/dining room - 23.90 m²

Living room - 28.20 m²

Store room with the boiler - 19.90 m².

First floor -

Bedroom - 15.35 m²

En-suite bathroom - 4.90 m²

L-shaped mezzanine - 12.65 m²

Top floor -

Bedroom - 27.90 m²

Possibility to have 2 more bedrooms plus bathroom next to this room. Beams are already in place to have flooring laid !

Barn - 119 m²

Land - 7150 m².

Septic tank not compliant to current standards.

Nearest commerce -

Verteillac - 5.5km

La Tour Blanche - 6km

Mareuil en Périgord - 9km

Villebois Lavalette - 14.5km

Riberac - 17km.

Angoulême - 37.5km (TGV train station)

Périgueux - 39.8km

Nearest airports -

Bergerac - 73km

Limoges - 95km

Bordeaux - 124km.

Property tax 600€ (taxe foncière)

Septic tank non compliant.

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