

Stone house with 4 bedrooms, outbuilding and workshop/garage, and garden close to garden in the Black Périgord



## INFORMATION

Town:	Cherveix-Cubas
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	130 m <sup>2</sup>
Plot Size:	400 m <sup>2</sup>

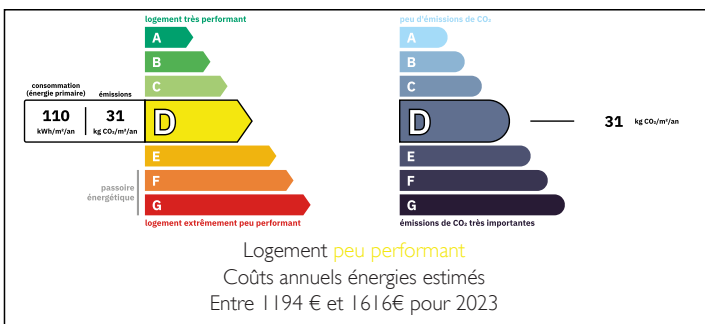


## IN BRIEF

Charming stone house situated close to Cherveix Cubas, where you will find amenities nearby. Hautefort and its beautiful chateau only 5km away, Excideuil 9km.

The house was fully renovated a few years ago, the roof is slate tiling in excellent condition, mains drainage, double glazing, with oil central heating aswell as wood. The property is disposed of a courtyard and terrace with barbecue, there is also a garden of 400m<sup>2</sup>, with outbuilding and barn of 442m<sup>2</sup>, currently used as a workshop and garage.

## 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

The house is composed of a entrance, living room with fireplace, equipped kitchen, utility room and separate WC.

On the first floor the hallway gives onto 2 bedrooms, a bathroom with shower and separate WC.

On the second floor, two mansarde bedrooms and a separate shower room.

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

## LOCAL TAXES

Taxe foncière: 960 EUR

Taxe habitation: EUR

## NOTES