

SOLD!!!! Single storey 3 bedroom house with stunning views across the valley. Cubjac sector



INFORMATION

Town:	Cubjac-Auvézère-Val d'Ans
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	86 m ²
Plot Size:	4860 m ²

IN BRIEF

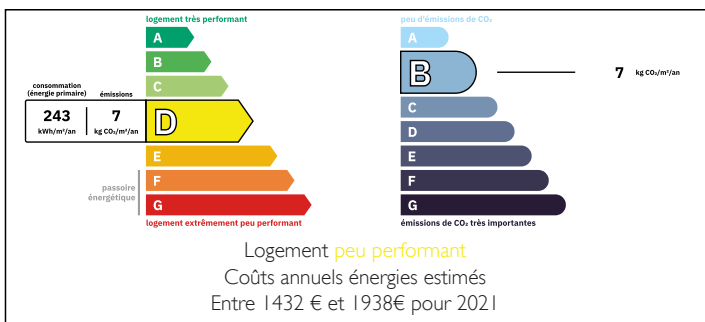
This house, built in 1970-80, has double glazing throughout and is easy to maintain with a nice size but manageable fenced garden, 3 garages, carport, workshop, small greenhouse, and gorgeous views the length and breadth of the river valley.

There is scope to adjust the property to requirements by converting the original garage in the house and plenty of room for a swimming pool in the garden.

Being on a single level this is the perfect property, for a young family or the retired, in a lovely position with village at 2 minutes' drive, forest and river a short walk.

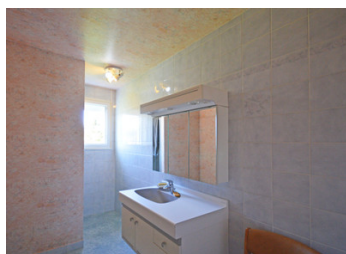


ENERGY - DPE



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

House

Entrance hall 5 m²

Utility room 11,5 m²

Storeroom/cellar 5,5 m²

Kitchen with tiled floor 12 m²

1st bedroom 11,5 m²

2nd bedroom with tiled floor 11,5 m²

Washroom with shower and washbasin 6,5 m²

3rd bedroom 14 m²

W/c 1,5 m²

Garage 22,5 m²

Workshop 31,5 m²

Greenhouse

Outside

Double garage and carport

Garden 4860 m² (1.2 m²)

LOCAL TAXES

Taxe foncière: 1056 EUR

Taxe habitation: EUR

Amenities by car

Pharmacy 2 mins

Local supermarket 15 mins

SNCF train station 20 minutes

Airport (Brive) 1 hour

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

NOTES