

2 houses in an ancient riverside village, one habitable, the other historic that needs interior refurbishment

## EXCLUSIVE

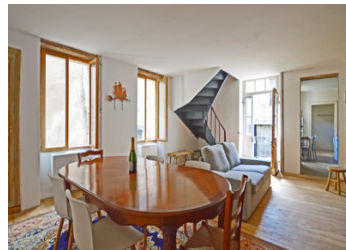


## INFORMATION

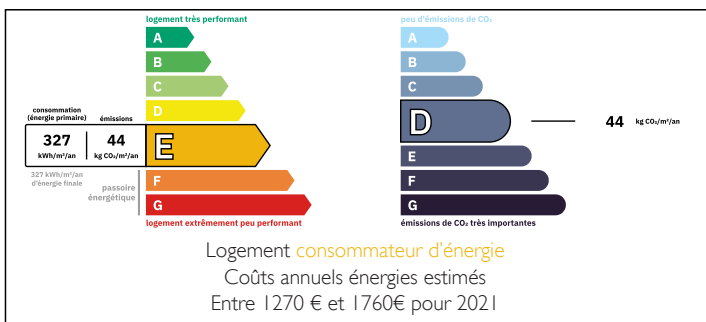
Town:	Cherveix-Cubas
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	68 m2
Plot Size:	394 m2

## IN BRIEF

Two village houses separated by a narrow alley one habitable but simple with a single bedroom, and terrace overlooking the stone steps up to an older 16th possibly 15th century house next door that is larger but interiorly needs updating. This property in particular has marvellous potential with its historical period features, such as exposed ceiling beams and original oak flooring, ancient doorways, vaulted stone alcoves, stone sinks and a pair of monumental 16th century carved stone fireplaces are remnants of a grander residence of former importance and history. There is also a barn and a small garden behind. The interior fitting out needed for the older property has been taken into account in the price and therefore a fabulous opportunity.



## 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.



## DESCRIPTION

### 1st House

Sitting room with 2 windows, period floorboards, stone fireplace and access to a raised terrace overlooking a courtyard 28 m<sup>2</sup>

Kitchen with windows overlooking the courtyard 7 m<sup>2</sup>

Washroom with washbasin, shower and w/c 5 m<sup>2</sup>

### 1st floor

Bedroom with 2 windows, original flooring and fireplace 28 m<sup>2</sup>

### 2nd floor

Attic with dormer window 25 m<sup>2</sup>

Gas central heating

Barn attached with workshop inside 55 m<sup>2</sup>

Small garden at the rear

## LOCAL TAXES

Taxe foncière: 779 EUR

Taxe habitation: EUR

## NOTES

2nd house (16th century) Roof in good condition and structurally sound, heavy work is finished but needs properly fitting out interiorly with bedrooms and bathrooms that do not take anything away from the numerous period features.

Stone steps up to a raised living floor level.

Large sitting room with vast stone carved 16th century fireplace pointed stone walls with niches (one vaulted) carved stone doorways, exposed ceiling beams, niche windows and oak flooring 45 m<sup>2</sup>  
Smaller sitting room with vast carved stone renaissance fireplace partially hidden by a central partition (could be easily removed) to the adjacent bathroom 19 m<sup>2</sup>

Washroom with bath and w/c with pointed stone wall and niche and part of the monumental stone fireplace protruding from the partition dividing it with the smaller sitting room adjacent 7,5 m<sup>2</sup>

Kitchen with fitments 17 m<sup>2</sup>

Ground floor basement room one with pointed