

Spectacular views accompany this beautifully renovated four-bedroom house, complete with a gîte and pool.



## INFORMATION

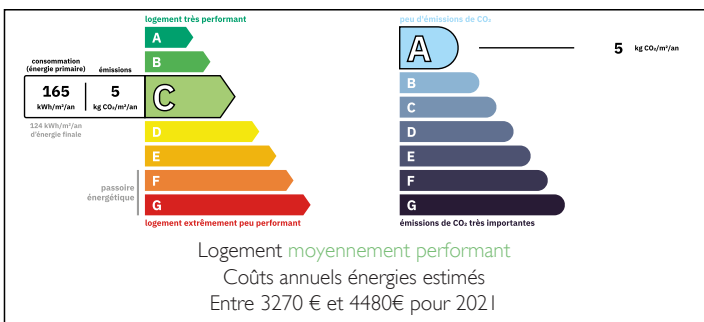
Town:	Cherval
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	320 m2
Plot Size:	3023 m2



## IN BRIEF

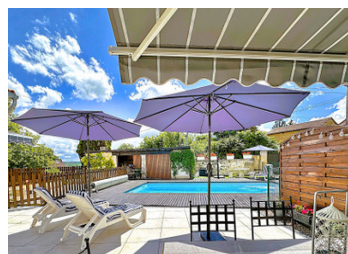
This is a really stunning and beautifully renovated property in a small peaceful hamlet in an elevated position giving it absolutely spectacular views across the rolling countryside. There is a front courtyard with the 8 x 4 swimming pool, and to the back of the property is the large garden and two terraced areas, the garage and space to park several cars. The house can be used as one beautiful large 4 bedroomed house or it can also be used as a 2 bedroomed house with a 2 bedroomed gîte as there is a lockable communicating door between both parts of the house. The two living rooms are very large and both have wood burning stoves. This property has been beautifully renovated to high standards, and all bedrooms are good sizes. Two of the bedrooms have doors leading out...

## 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: 1400 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

The property in detail :

Ground floor :

Entrance hall - 15 m<sup>2</sup>

Bedroom 1 - 14.30 m<sup>2</sup>

Utility room - 20.40 m<sup>2</sup>.

First floor :

Hallway - 3.90 m<sup>2</sup>

Kitchen - 32 m<sup>2</sup>

Living room - 44.85 m<sup>2</sup>

Mezanine - 25 m<sup>2</sup>

Snug - 25.25 m<sup>2</sup>

Bedroom 2 with en-suite shower room and wc - 21.60 m<sup>2</sup>

Shower room with wc - 4.50 m<sup>2</sup>.

Hallway - 7.80 m<sup>2</sup>

Bedroom 3 - 15 m<sup>2</sup>

Shower room with wc - 5.35 m<sup>2</sup>

Bedroom 4 - 16.80 m<sup>2</sup>

Kitchen 18.50 m<sup>2</sup>.

Second floor :

Living room - 69 m<sup>2</sup>.

House to renovate :

Downstairs -

Room 1 - 30.10 m<sup>2</sup>

Room 2 - 13 m<sup>2</sup>

WC - 5 m<sup>2</sup>

Upstairs :

Room 3 - 27.45 m<sup>2</sup>

Room 4 - 18 m<sup>2</sup>

Attic - 43 m<sup>2</sup>

Pool house / wood store - 15 m<sup>2</sup>

Garage 30 m<sup>2</sup>

Garden and courtyard - 3023 m<sup>2</sup>.

Possibility to renovate a second house sold with the