

## UNDER OFFER Charming Village Home with Courtyard Garden and Scope to Personalise



## INFORMATION

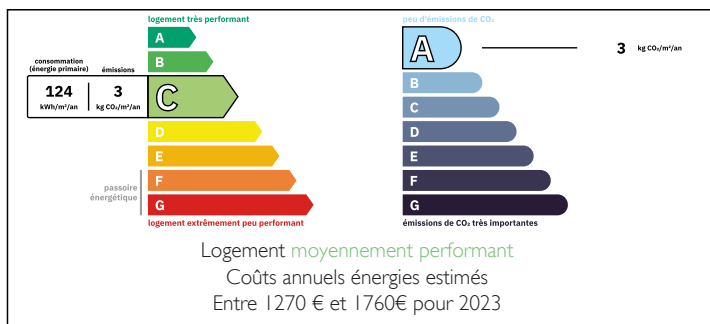
Town:	Javerlhac-et-la-Chapelle-Saint
Department:	Robert Dordogne
Bed:	4
Bath:	1
Floor:	158 m <sup>2</sup>
Plot Size:	149 m <sup>2</sup>

## IN BRIEF

Tucked away on a peaceful street yet just a short stroll to all village amenities, this spacious and character-filled property has been partially restored while still offering exciting potential to make it your own.

Step inside and you're greeted by a wide, inviting corridor that draws the eye straight to a cosy courtyard garden — low-maintenance and perfect for enjoying sunny days among flowering beds and friendly views over neighbouring vegetable plots.

## 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

To the left, a bright and generous kitchen boasts built-in cupboards, ample storage, and room for a large dining table — the heart of the home. Just off the kitchen, a few steps lead to a glassed-in area ready for renovation. Previously a bathroom, it could become a utility room, back kitchen, or reopened to expand the kitchen further.

Across the hall, a spacious double lounge provides a warm, light-filled retreat. With a large wood-burning stove and room for generous seating, it's a perfect setting for relaxation and gatherings.

Upstairs, you'll find four generously sized bedrooms, each offering lovely views over the surrounding countryside — ideal for a growing family or hosting guests. A family shower room and separate WC add practicality and comfort.

The top floor reveals a vast attic space with great potential. Whether you envision additional bedrooms, a home office, or a creative studio, this area offers the opportunity to further expand and personalise the property to suit your needs.

This is a welcoming, flexible home with charm, space, and room to grow — all in a sought-after village setting.

### Practical Details

Property on Mains Drains - no fussy septic tank

Heat pump and Wood burning stove

Plenty of scope to further increase living space

Close to the village with a Superette, bakery, pharmacy, restaurant, hairdresser

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

## NOTES