

A pretty village house with its own private walled garden with a barn in a picturesque riverside village

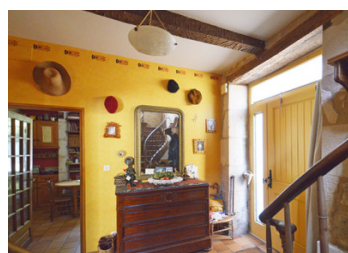


## INFORMATION

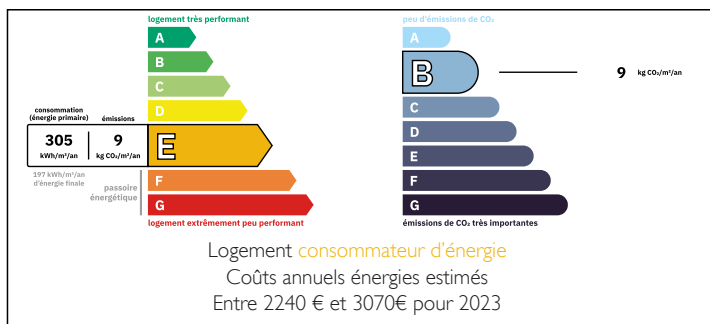
|             |                           |
|-------------|---------------------------|
| Town:       | Cubjac-Auvézère-Val d'Ans |
| Department: | Dordogne                  |
| Bed:        | 4                         |
| Bath:       | 1                         |
| Floor:      | 119 m2                    |
| Plot Size:  | 230 m2                    |

## IN BRIEF

A gorgeous 4 bedroom 'Maison bourgeoise' a short walk to local shops and school in a picturesque riverside village famous for its bridge and mill. The house interiorly has lovely period features and a fabulous original staircase that curves, twists and turns at every level. It also has a lovely private walled garden with its own barn at the end. A unique property.

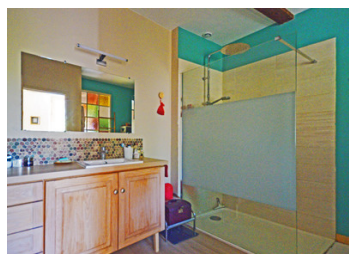


## ENERGY - DPE



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

Ground Floor (tiled throughout)

Entrance hall 12 m<sup>2</sup>

Sitting/dining room 28 m<sup>2</sup>

Kitchen 11 m<sup>2</sup>

1st floor

1st bedroom 13 m<sup>2</sup>

2nd bedroom 10,5 m<sup>2</sup>

w/c 1,5 m<sup>2</sup>

Washroom with walk in shower and washbasin 8 m<sup>2</sup>

3rd bedroom 13 m<sup>2</sup>

2nd floor

Landing 13 m<sup>2</sup>

4th bedroom 9 m<sup>2</sup>

Attic 26 m<sup>2</sup>

Basement

2 cellars

Outside

Garden 230 m<sup>2</sup> (walled)

Barn (garage area 26 m<sup>2</sup>) approx. 60 m<sup>2</sup> in total (both floors)

Amenities

Local shops 1 minute by foot

Nearest supermarket 18 minutes by car

Nearest SNCF train station 19 minutes

Nearest airport (Brive) 56 minutes

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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 habitation: EUR

## NOTES