

Ref: A37983SUG24

Price: 177 000 EUR

agency fees to be paid by the seller

#### 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:

Floor: 119 m2

Plot Size: 230 m<sup>2</sup>





#### 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.

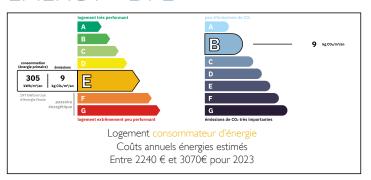








**ENERGY - DPE** 



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.

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### LOCAL TAXES

Taxe habitation:

**EUR** 

## **NOTES**

### 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>

Ist 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

1st floor

Outside Garden 230 m $^2$  (walled) Barn (garage area 26 m $^2$ ) approx. 60 m $^2$  in total (both floors)

Amenities
Local shops | minute by foot
Nearest supermarket | 8 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