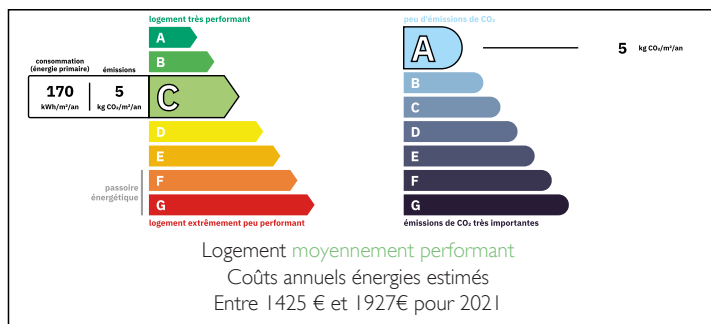


Spacious family living with pool and charm, just steps from the village

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Cherval
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	168 m2
Plot Size:	6525 m2

IN BRIEF

This charming family home, built in 2009, offers spacious, light-filled living in excellent condition. Set on over an acre of fully fenced grounds, it features a delightful 8x4m pool with terrace, perfect for enjoying long summer days. The 20.5m² fully fitted kitchen with breakfast bar flows into a 70m² living/dining area with log burner and direct access to the terrace. The ground floor includes a 14m² bedroom with en-suite shower room. Upstairs, there are two further bedrooms, including a 26m² master with balcony and garden views, a shower room, and a 13m² mezzanine ideal as an office. Outside, a 39m² double garage, double carport, and large gravelled parking area complement the landscaped garden. The house is double-glazed, well insulated, and benefits from excellent internet. The nearby village offers a bakery, bar, restaurant, and primary school, with Verteillac (6km)...

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: 1381 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Ideally positioned close to a charming village, this lovely family home built in 2009 offers an exceptional blend of comfort, practicality, and style. Perfectly maintained and in excellent condition, the property benefits from abundant natural light throughout, creating a bright and welcoming living environment.

Living Spaces

At the heart of the home is a spacious, 70m² living and dining area that opens directly onto the rear garden. This versatile space, complete with a log burner, provides a warm and inviting environment for family gatherings, entertaining friends, or simply relaxing. Adjacent to the living area, the 20.5m² fully fitted kitchen comes with a breakfast bar, offering a practical yet stylish space for daily meals and casual dining. The layout ensures an excellent flow for both family life and social occasions.

Bedrooms and Bathrooms

The ground floor houses a comfortable 14m² bedroom with a 4m² en-suite shower room, thoughtfully designed with a shower, basin, and toilet. Upstairs, there are two further bedrooms, including a generous 26m² master bedroom with triple aspect windows, a balcony, and scenic views over the garden. The second bedroom is 11m², ideal for children or guests. A 5m² shower room, featuring a corner shower, basin, and toilet, serves the first floor. Additionally, a 13m² mezzanine offers the perfect space for a home office, reading nook, or hobby area.

Outdoor Amenities

Set on a plot of over an acre, the garden is fully fenced, providing both privacy and security. A beautifully maintained 8x4m Waterair pool, installed in 2015, sits...