

Large old house with beautiful stone walls and oak beams throughout. Big barn and large plot of land.



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Cherval             |
| Department: | Dordogne            |
| Bed:        | 1                   |
| Bath:       | 1                   |
| Floor:      | 94 m <sup>2</sup>   |
| Plot Size:  | 7150 m <sup>2</sup> |



## IN BRIEF

Ground floor -  
 Kitchen/dining room - 23.90 m<sup>2</sup>  
 Living room - 28.20 m<sup>2</sup>  
 Store room with the boiler - 19.90 m<sup>2</sup>.



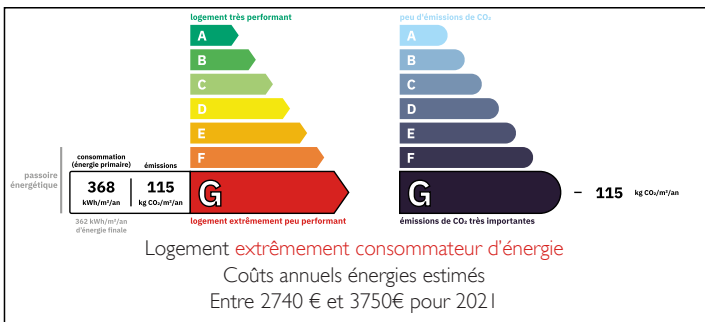
First floor -  
 Bedroom - 15.35 m<sup>2</sup>  
 En-suite bathroom - 4.90 m<sup>2</sup>  
 L-shaped mezzanine - 12.65 m<sup>2</sup>



Top floor -  
 Bedroom - 27.90 m<sup>2</sup>  
 Possibility to have 2 more bedrooms plus bathroom next to this room. Beams are already in place to have flooring laid !

Barn - 119 m<sup>2</sup>  
 Land - 7150 m<sup>2</sup>.  
 Septic tank not compliant to current standards.

## 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

Charming Character Home with Barn and Expansive Grounds, and located on the D708 main road between Verteillac and La Rochebeaucourt and Argentine.

This beautiful and substantial property is full of character and offers enormous potential to create a wonderful family home.

Accessed through an elegant iron gate, the property sits on a generous plot of land, with the majority of the grounds extending to the rear and along one side of the house—ideal for gardens, outdoor living, or further development.

At the front, a charming courtyard features a traditional well and provides access to the large barn.

The house itself boasts a stunning original wooden front door, opening into a spacious kitchen/dining area and a cosy sitting room. The living room is centred around a beautiful open fireplace and benefits from doors leading out to the rear garden, creating a bright and welcoming space.

Adjacent to the kitchen is a practical boiler room. Stairs from the kitchen lead to a bedroom with en-suite bathroom and WC, as well as a mezzanine level overlooking the living room, adding to the home's unique character.

The top floor features an attic space with great potential to be converted into a second bedroom or additional living area.

The large barn offers exciting possibilities—perfect for conversion into further accommodation, while still leaving ample space for a garage or workshop.

Ideally located on the D708 between Verteillac and La Rochebeaucourt-et-Argentine, this property combines rural charm with convenient access to

## LOCAL TAXES

|                  |          |
|------------------|----------|
| Taxe foncière:   | 2000 EUR |
| Taxe habitation: | EUR      |

## NOTES