

Characterful Village House in the Heart of Chervall – Ideal for Family Living or a Professional Practice



INFORMATION

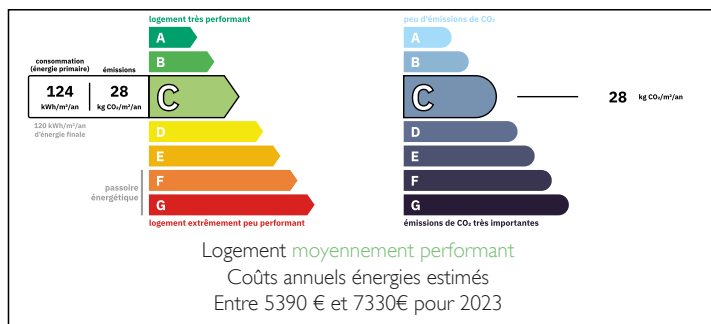
Town:	Chervall
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	340 m2
Plot Size:	1594 m2

IN BRIEF

Ideally situated in the heart of the village, this attractive character property offers generous living space, a central location and a particularly versatile layout. It would make an excellent family home or second residence, while also offering considerable potential for anyone wishing to combine residential accommodation with a professional or private practice.



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

From the moment you enter, the house impresses with its spacious rooms, natural light and authentic character. The ground floor comprises a large entrance hall, a generous sitting room with fireplace, a large dining room, a separate kitchen, boiler room, hallway and WC. A bedroom with a bright bathroom, direct access to the garden and its own adjoining WC completes this level.

A former reception room and a cellar provide additional versatile spaces which could be adapted to suit a variety of needs. The layout would lend itself particularly well to creating a home office, consulting room, treatment room, reception area or independent professional space, while retaining separate private living areas.

Upstairs, a large landing leads to four bedrooms, a shower room with WC and two further rooms requiring renovation. These spaces offer excellent potential for additional bedrooms, offices, consultation rooms, storage or leisure areas, depending on the future owner's requirements.

Outside, the property enjoys a beautifully enclosed and well-established garden, full of flowers and character, providing a pleasant and private outdoor setting. A second, separate plot of land just a few metres from the house is also included and would be ideal for use as a vegetable garden.

A Property with Multiple Possibilities

Thanks to its central village location, generous proportions and numerous flexible spaces, the property could suit a wide range of projects:

- Spacious family home
- Second home or holiday property
- Home-based professional or private practice
- Office or consulting practice with space to welcome clients

Combined residential and professional use

NOTES