

A main house, a fully furnished gîte, a 2nd gîte in the process of conversion, a huge barn & covered parking



INFORMATION

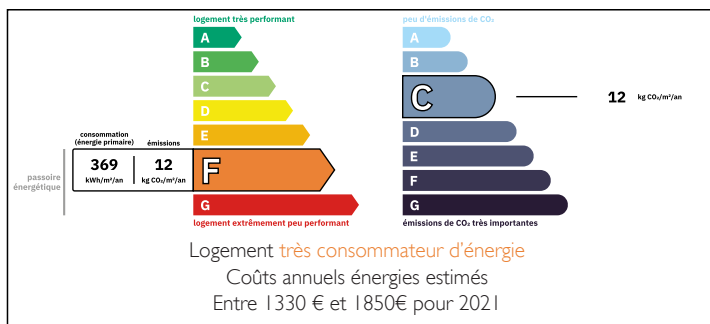
Town:	Javerlhac-et-la-Chapelle-Saint-Robert
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	1612 m2



IN BRIEF

Located in a charming hamlet near Javerlhac-et-la-Chapelle-Saint-Robert, in the heart of the Périgord Vert, this attractive property offers an excellent range of possibilities. It comprises a main house, a ready-to-use gîte and several outbuildings with considerable development potential.

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

The main house offers 67 m² of living space and requires some updating. It comprises five rooms, including a 25 m² living room, a separate 12 m² kitchen and two comfortable bedrooms measuring 12 m² and 13 m².

The fully enclosed grounds extend to 1,612 m². Planted with fruit trees, the garden also features an above-ground swimming pool and provides several pleasant areas for enjoying the natural surroundings.

The property also includes a fully fitted 42 m² gîte, sold furnished and generating attractive rental income during the summer season. It comprises a kitchen, a living room with additional sleeping accommodation and, upstairs, a bedroom with a shower room.

A second gîte of approximately 42 m² is currently being created within the adjoining buildings. There is also scope to add a summer kitchen, leaving plenty of possibilities to adapt the space to suit your plans.

The outbuildings are a major feature of the property:

A substantial adjoining barn of 150 m², with impressive proportions and beautiful exposed beams, offers excellent potential to extend the main house.

A large 60 m² garage provides ample space for a workshop or parking several vehicles.

The house benefits from a combination of electric and wood heating. Two wells are another valuable advantage, particularly during periods of drought.

The property is conveniently located: the schools and shops of Javerlhac-et-la-Chapelle-Saint-Robert are only four minutes away, Brantôme is approximately 20 minutes away and the outskirts of Angoulême can be reached in around 25 minutes.

The hamlet offers a friendly, welcoming...

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