

Three bedroomed village house with possibility of more rooms in attic. Some renovation and updating needed.

EXCLUSIVE



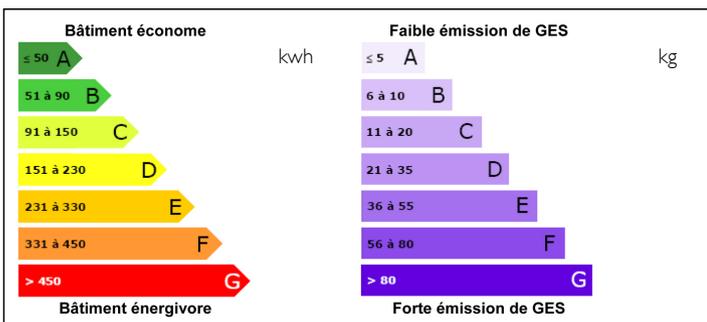
## INFORMATION

Town:	Cherval
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	149 m2
Plot Size:	0 m2

## IN BRIEF

The house has 3 floors plus a cellar, and is in the centre of the pretty village of Cherval with its excellent bar/restaurant, a baker's shop, a school plus a tennis court! There are 3 bedrooms and 2 shower rooms.. On the first floor, one needs to go through the first bedroom to access second bedroom and the bathroom. There is plenty of room in the attic to create more rooms if required. Some renovation is necessary; however, the house is habitable, and has fuel central heating. The nearest amenities are in Mareuil en Perigord 10 km, Villaboiss Lavalette 14 km, and Ribérac 17.5 km. The TGV train station in Angoulême is 40 km. The airport of Bergerac is 74 km, Limoge's airport is 97 km and Bordeaux airport is 148 km.

## ENERGY - DPE



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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 house in greater detail :

Kitchen - 7.85 m<sup>2</sup>  
Living room - 16.35 m<sup>2</sup>  
Dining room - 18 m<sup>2</sup>  
Bedroom - 11.15 m<sup>2</sup>  
Shower room with wc and dressing room - 7.25 m<sup>2</sup>

First floor :

Landing /office area - 8.50 m<sup>2</sup>  
Bedroom - 19 m<sup>2</sup>  
Bedroom - 25.65 m<sup>2</sup>  
Bathroom with wc and dressing room - 8.10 m<sup>2</sup>

Second floor :

Landing - 8.40 m<sup>2</sup>  
Room - 19 m<sup>2</sup>  
From this room there is the attic space of 32.60 m<sup>2</sup>

## NOTES

Cellar with two rooms :

Room 1 - 9.95 m<sup>2</sup>  
Room 2 - 21 m<sup>2</sup>.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>