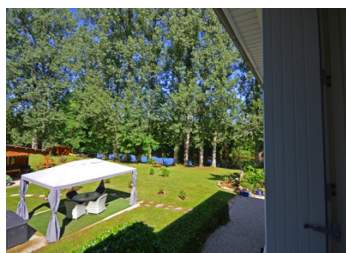
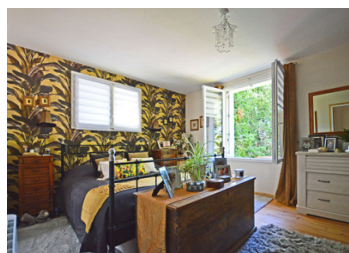


A stunning 3 bedroom property on the banks of the Auvezère, with a beautiful garden.



## INFORMATION

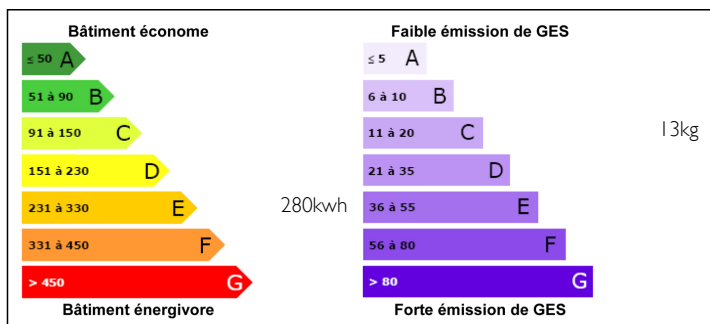
Town:	Cherveix-Cubas
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	117 m2
Plot Size:	2939 m2



## IN BRIEF

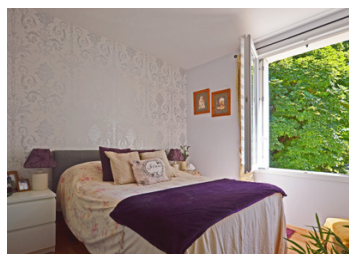
A secluded 1950's house of pleasing proportions and has a mild 1930's art deco feel and has been restored to the very highest standard in a stunning riverside position that is not overlooked yet at the edge of a village and walking distance to local shops. There is no record of the property being flooded due to the flood plain being on the opposite lower river bank that remains non buildable pasture. An extremely rare property of minimal maintenance with a beautiful garden that descends to the water's edge.

## 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.



## LOCAL TAXES

**Taxe foncière: 598 EUR**

## NOTES

## DESCRIPTION

Ground floor

Open plan living/dining/kitchen with tiled floor, kitchen cabinets, solar powered electric volets and patio doors opening on to a terrace with views of the river 31 m<sup>2</sup>

Spacious shower room 5 m<sup>2</sup>

WC 1.5 m<sup>2</sup>

Utility room with hot water tank 8 m<sup>2</sup>

1st floor

1st bedroom with dressing with parquet floor, large windows and wonderful river views 25 m<sup>2</sup>

Ensuite bathroom with dual aspect windows 10 m<sup>2</sup>

2nd Bedroom with parquet floor 10 m<sup>2</sup>

Washroom with shower and washbasin 3.5 m<sup>2</sup>

WC 1.5 m<sup>2</sup>

3rd Bedroom with parquet floor 10 m<sup>2</sup>

Exterior

Large parking area

Garden with mature poplar trees bordering the River Auvézère

Local shops and restaurants (walking distance)

Local supermarket 6 minutes by car

Nearest train station SNCF 22 minutes by car

Nearest airport (Brive) 45 minutes by car

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