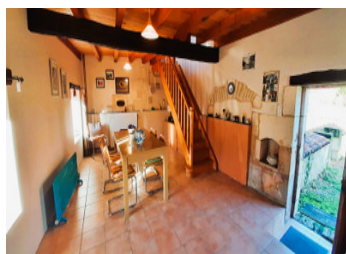


**\*UNDER OFFER\* 2 habitable houses, a house to renovate, a barn, a swimming pool and garden.**



## INFORMATION

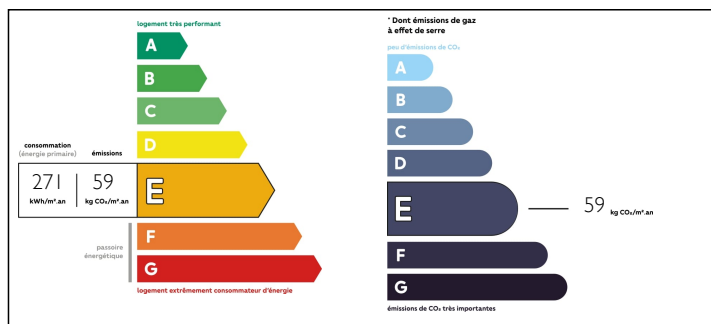
Town:	Cherval
Department:	Dordogne
Bed:	5
Bath:	5
Floor:	238 m2
Plot Size:	1938 m2



## IN BRIEF

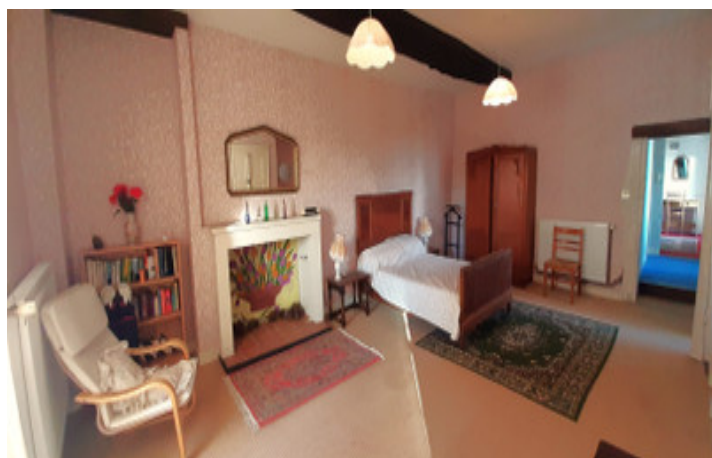
This large village property with excellent letting possibilities is being sold fully furnished if desired. The first house has double glazing. The garden is fully fenced and the pool has a security fence and gate as well as a pool alarm. There is an outside shower room and toilette. Nice flat garden mainly layed to lawn. Possibility to park a car in the barn. Oil fired central heating for both of the houses. The third house is in need of total renovation, but does have a connection already in place for the mains drains. Each house has its own private entrance.

## 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: 1415 EUR

Taxe habitation: 974 EUR

## NOTES

## DESCRIPTION

House N° 1 -

Ground floor

Kitchen - 33.16 m²

First floor -

Living room - 41.20 m²

Shower room with toilette - 3.30 m².

Second floor -

Landing - 4.90 m²

Bedroom 1 - 13.90 m²

Bedroom 2 - 11.80 m²

Bath/shower room with toilet - 6.20 m².

House N° 2 -

Ground floor -

Entrance hall - 3.65 m²

Living room with fireplace 25.45 m²

Cellar under living room - 25.45 m²

Kitchen - 13.50 m²

First floor -

Bedroom 1 - 9 m²

Bedroom 2 - 26.75 m²

Bathroom with toilet - 3.85 m²

Hallway - 5.60 m²

Second floor -

Bedroom 3 - 23.55 m²

Shower room with toilet - 2.90 m²

Hallway - 6.20 m².

House 3 To be renovated -

Ground floor -

Room 1 - with entrance door - 24.40 m²

Room 2 - 29.70 m²

First floor -

Room 3 - 30.20 m²

Room 4 - 26.60 m²

Second floor -

Landing - 9.05 m².