

A rare C17th/18th stone riverside house with a lovely garden, courtyard, old bread oven and guest cottage



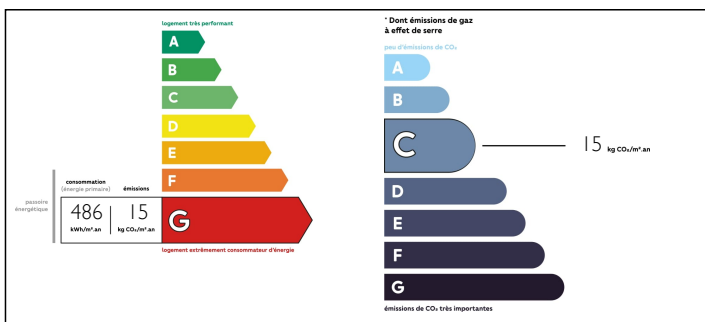
## INFORMATION

Town:	Cubjac-Auvézère-Val d'Ans
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	155 m2
Plot Size:	1571 m2

## IN BRIEF

Perched high on a ridge virtually overhanging the Auvézère river and well above the flood level is this superb stone period property. Its upper windows and terrace overlook the river and a vista across the fields and valley, and there is a paved path that descends closer to the water's edge and a 2nd wooden terrace, the only aspect that needs repair. The house has stone bread oven and garden to one side and a courtyard and with a stone single bedroomed guest cottage the other. The house and cottage have been beautifully restored with the best materials and appliances and well maintained with pretty period features, and there is the possibility in the main house to make the current library into a 3rd bedroom. The property is in a tiny linear hamlet along the river of no more than 4 or 5 dwellings that in outline has remained unchanged...

## 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

Main house

Ground floor

Kitchen with stone fireplace with wood burner, exposed ceiling beams, floor, French door onto riverside terrace 24 m<sup>2</sup>

Utility room with water heater and water softener 6 m<sup>2</sup>

W/c tiled and decorated 2 m<sup>2</sup>

Washroom with walk in tiled shower and marble washbasin 4 m<sup>2</sup>

Sitting room panelled with 17th/18th century carved wooden fire surround and insert, exposed ceiling beams, floor tiles and French door opening onto riverside terrace 23,5 m<sup>2</sup>

Library (that could be a 3rd bedroom), floor tiles, window facing river, 15 m<sup>2</sup>

1st floor

1st Bedroom with dormer window facing river and view, wooden flooring 11 m<sup>2</sup>

Corridor with wardrobe wooden flooring 8 m<sup>2</sup>

Bathroom with bath and washbasin each high standard hardwood surrounds, dormer window overlooking river and view 4 m<sup>2</sup>

W/c with fitted cupboard 2 m<sup>2</sup>

2nd bedroom with dormer window facing river and view, wooden flooring, painted roof beams 12 m<sup>2</sup>

Ensuite dressing room 6 m<sup>2</sup>

Cottage

Ground floor

Entrance hall 1.5 m<sup>2</sup>

W/c with washbasin 1.5 m<sup>2</sup>

Open plan kitchen/sitting/dining room with wood burner, French doors facing drive, fields and hills 17 m<sup>2</sup>

Single garage 25 m<sup>2</sup>

1st floor

Landing (with bed as 2nd bedroom) with dormer window facing the drive, fields and hills 8 m<sup>2</sup>

Washroom with w/c, wash basin and tiled walk in shower 5 m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: **779 EUR**

## NOTES