

A well designed, luminous 3 bedroom contemporary country house with a pool, meadow, outbuilding and views

EXCLUSIVE



INFORMATION

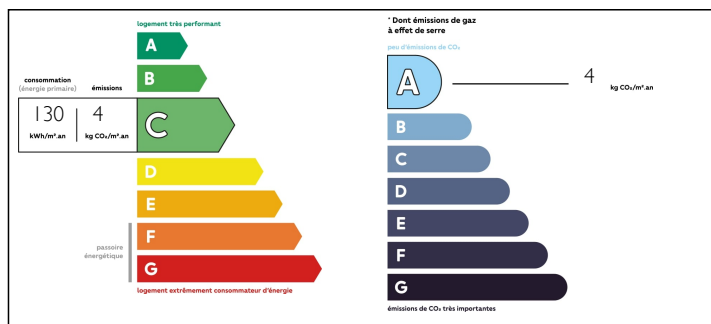
Town:	Cherveix-Cubas
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	170 m2
Plot Size:	11090 m2

IN BRIEF

High on a hillside and at the end of a country lane sits this very attractive property with tall gable windows, balconies and a pool. The interior and the garden become one due to vast glazed areas of window that illuminate a huge open plan living area. Although a modern house, it has a distinct 'Périgordine' feel with its tall steep roof yet extremely well insulated with the advantage of modern materials. This is a property that caters for all ages with ground floor bedrooms and bathroom and a huge master bedroom on the 1st floor with its own balcony sitting area and view.



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

First floor

Large living/dining room/kitchen with exposed framework, large gable windows, wooden floor and 2 x French windows opening onto a balcony/terrace 76 m²

Utility/storage room 3 m²

W/c with washbasin 2 m²

1st bedroom 2 windows and a closet, wooden floor 14 m²

Bathroom with modern bath, washbasin and w/c 6 m²

2nd bedroom 2 windows and a cupboard, wooden floor 14 m²

1st floor

Mezzanine with study area overlooking living room and large windows, views 15 m².

Large master bedroom with exposed beams, French windows opening onto balcony-terrace and sitting area 43 m²

Dressing room with window 7.5 m²

Bathroom with tiled shower, bath, washbasin and WC

Outside

Wood-planked barn-style outbuilding with two-car garage 37 sq.m.

Pool fenced on 3 sides, half-buried in the hillside 4 x 6 m

Meadow and garden 11090 m² (approx. 1, 2 hectares)

Amenities

Local shops 3 minutes away by car

Local supermarket 6 minutes' drive

SNCF train station 23 minutes away by car

NOTES