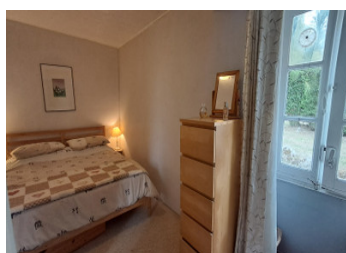


UNDER OFFER Beautiful 3-Bed House with Pool and Stunning Views, Steps from Cherval Village

EXCLUSIVE



INFORMATION

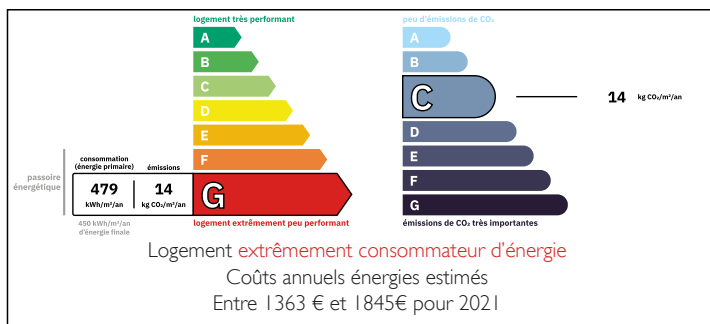
Town:	Cherval
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	86 m2
Plot Size:	3170 m2

IN BRIEF

UNDER OFFER

Charming 3-bedroom house on the edge of Cherval Village with private pool and wide countryside views. Used as a holiday home for many years, it offers rustic charm and plenty of potential. Inside: open-plan living/dining with wood-burning stove, simple kitchen, three bedrooms. No central heating; interiors would benefit from updating, making it ideal for buyers looking for a project or holiday retreat. Outside: pool with terrace and elevated position giving open views of rolling hills. Adjoining garage with utilities, which could be converted, subject to planning permission. Just a short walk to shops, cafés, and bakery in Cherval, offering a mix of rural tranquillity and village convenience.

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

Nestled on the edge of the picturesque village of Cherval, this delightful 3-bedroom house offers a rare opportunity to own a slice of authentic French countryside living. Brimming with rustic character and bathed in natural light, the property has served as a cherished holiday retreat for many years. Its relaxed, lived-in charm makes it immediately welcoming, while its untapped potential invites you to imagine the home it could become.

Inside, you'll find a traditional open-plan living and dining area with a cosy wood-burning stove — the heart of the home — alongside a modern kitchen ready for your ideas. The three bedrooms (2 ground floor and 1 upstairs) provide plenty of space for family or guests. There is also a separate bathroom as well as an en-suite shower room and an upstairs bathroom.

Outside, a private swimming pool and sun-drenched terrace make summer days unforgettable. The house's elevated position offers sweeping views over rolling fields and wooded hillsides — a quintessential Dordogne backdrop that never fails to impress.

The adjoining garage, currently partially used for utilities, provides ample space for storing lawn mowers and makes an excellent light workshop. With the appropriate planning permission, it could be converted into an additional room, offering flexible living space to suit your needs

With no central heating and interiors that would benefit from updating, the property is ideal for those looking to create their own dream escape in France. Its location — a short stroll to the friendly shops, café,...

LOCAL TAXES

Taxe foncière: 581 EUR

Taxe habitation: 400 EUR

NOTES