

Large maison de maître with 3 bedrooms, plus a 2 bedroomed apartment. 2 large garages. Well and garden

EXCLUSIVE



INFORMATION

Town:	Cherval
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	300 m ²
Plot Size:	4005 m ²

IN BRIEF

Main house downstairs

Entrance hall - 7.69 m²

Kitchen / dining room - 24.80 m²

Living room - 42.73 m²

Bathroom - 4.10 m²

Hall - 2.88 m²

Utility room - 24.26 m²

Garage - 41.10 m².

Upstairs -

Master bedroom - 41.81 m²

En-suite bathroom 5.30 m²

Terrace - 23.20 m²

Landing - 5.86 m²

Bedroom - 29.82 m²

Bedroom - 27.56 m²

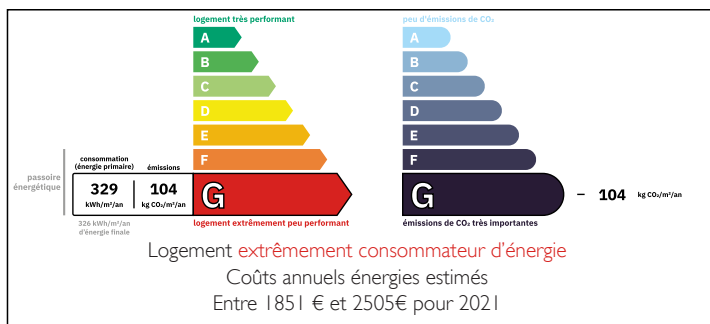
Shower room - 6.92 m².

Gîte -

Entrance hall - 7.10 m²



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.

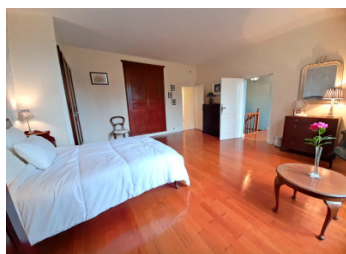
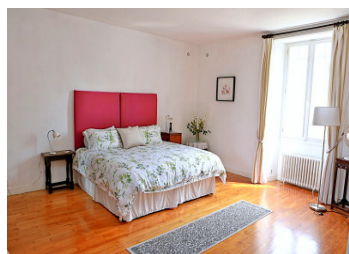
Garden with a well, a chicken run with chicken

house and a large field.

Septic tank not compliant with modern standards

Oil fired central heating.

Taxe foncière 2198€



LOCAL TAXES

Taxe foncière: 2129 EUR

Taxe habitation: 1637 EUR

NOTES

DESCRIPTION

This elegant maison de maître sits on the edge of the popular village of Cherval with its excellent bar/restaurant and bakery.

Main house.

On the ground floor.

The entrance hall of the main house serves on the left a kitchen/dining room and to the right is the living room with its open fireplace.

There is a bathroom with toilet, a large utility room with doors leading to a two car garage, and a cellar which contains the oil-fired central heating boiler and a separate wine cellar dug into the rock!

On the first floor.

From the main entrance hall, a staircase leads up to two large bedrooms (one of which has 3 built in wardrobes), and a shower room with double washbasin, bidet and toilet.

From the living room, a second staircase leads to a very large bedroom with en suite bathroom and a large terrace overlooking the countryside and the village of Cherval.

The house also has an adjoining two-bedroom flat, ideal for family and friends or for rental as a gîte. This gîte has its own entrance and a separate garage to the side of the main house. Both bedrooms have reversible hot/cold air conditioning.

The garden surrounds the buildings with most of it to the rear and side of the house. The grounds are large enough to have a swimming pool installed.

This property is on the main D708 road between Verteillac and...