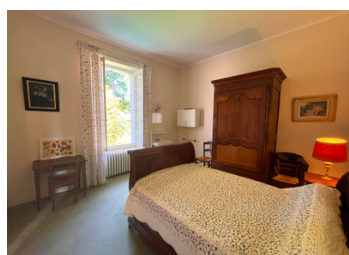


A spacious 7-bed property situated on the outskirts of the village, in a stunning setting near amenities



## INFORMATION

Town:	Javerlhac-et-la-Chapelle-Saint- <b>Robert</b>
Department:	<b>Dordogne</b>
Bed:	7
Bath:	3
Floor:	328 m <sup>2</sup>
Plot Size:	5188 m <sup>2</sup>



## IN BRIEF

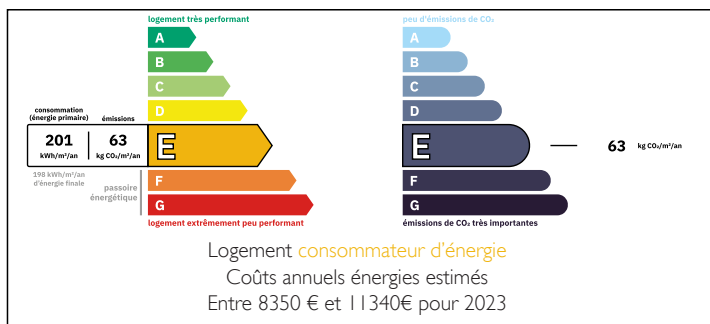
Located on the outskirts of the village of Javerlhac, between Charente and Dordogne, this large family home enjoys a prime location, right next to the Flow Vélo cycle route linking Sarlat (Dordogne) to Rochefort (Charente Maritime).

Angoulême TGV station is 45 minutes away, allowing you to reach Bordeaux in 45 mins and Paris in 2 hrs.

Spread over three floors, the 300 m<sup>2</sup> house offers spacious rooms and a wealth of possibilities. It stands on a wooded plot of over 5,000 m<sup>2</sup>, crossed by a small stream (with no risk of flooding).

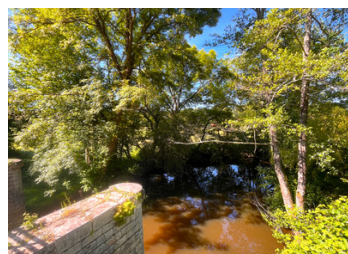
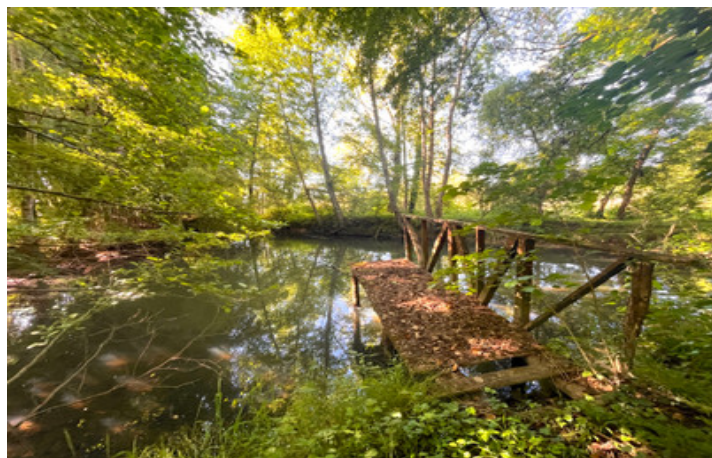
On the ground floor, you will find a dining room of approximately 40 m<sup>2</sup> that can be opened up to a 14 m<sup>2</sup> kitchen, as well as a spacious, light-filled 35 m<sup>2</sup> living room opening onto the garden.

## 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

### ADDITIONAL INFORMATION:

- The property is connected to the mains drainage system
- Single-glazed wooden windows (double-glazed in the living room)
- Oil-fired boiler
- Taxe foncière : €2,810 per year

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 2810 EUR**

## NOTES