

Huge, detached former school with 4 bedrooms , large barn and gardens, with countryside views.



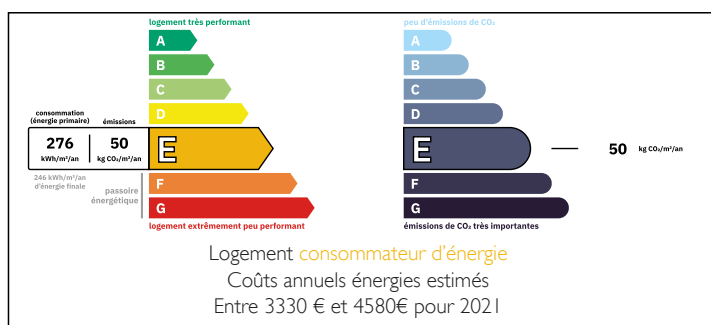
INFORMATION

Town:	Javerlhac-et-la-Chapelle-Saint-Robert
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	130 m2
Plot Size:	1743 m2

IN BRIEF

Offered to the market immediately, is this four bedroom detached property of approximately 130m², with gardens of 1743m², including a barn/hangar of approximately 128m². The former school originates from 1900s, and was renovated in 1982. Since then, the roof has been refurbished and double glazing installed in 2006.

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.



NOTES

DESCRIPTION

However, the property requires a new kitchen, bathroom, 2 wcs, and general renovation works. The property is served by oil central heating, and the boiler and oil tank are in the huge cave/sous sol that runs below the ground floor of the property. This sous-sol also benefits from access to the rear garden. There is vehicular access to both sides of the property.

There is an entrance hall, which serves a downstairs bathroom, wc and a large Kitchen/Dining Room. A balcony/terrace that runs the whole length of the property, which offers expansive views of the countryside.

The Kitchen/Dining Room (16m²) requires refurbishment, and this leads to an extremely spacious Salon, via double doors of approximately 32m².

A wooden staircase leads to the first floor that comprises 4 light and airy bedrooms, with views, that measure 16m², 15m², 13m² and 11m². There is a separate wc to the first floor, but currently no bathroom.

The town of Javerlhac offers services and commerces, and is 4kms by car. The historic city of Angoulême is 40 minutes by car. Please do contact me for further details.

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