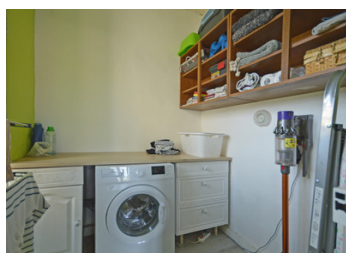


Beautiful 16/17th century house partially restored opposite a medieval church in a riverside village



INFORMATION

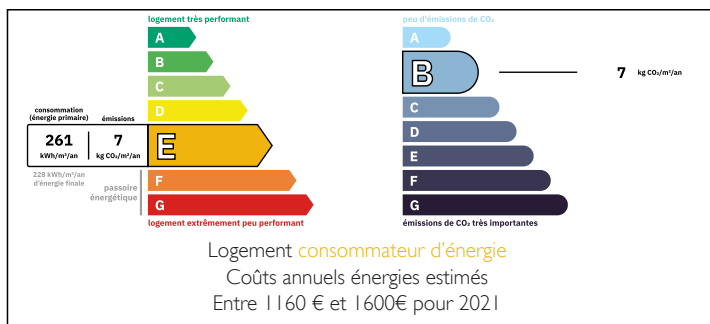
Town:	Cherveix-Cubas
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	82 m2
Plot Size:	260 m2



IN BRIEF

A very old property with original features such as stone niches, mullion window, stone sinks etc overlooking its own courtyard and a square across to the medieval church, river and wooded hills beyond. The ground floor has been restored and partially restored on the 1st floor and therefore habitable. There is a barn that was once an equally ancient dwelling and contains many original features. This is a well positioned village property of great character and history that would be easy to keep, habitable and has exciting ongoing projects to be tackled at an affordable pace.

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.



LOCAL TAXES

Taxe foncière:	370 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

The house is semidetached (the old wing is a dwelling next door separated by a wall)

Ground floor

Large open plan living/kitchen/dining room with French doors and two large windows facing the Courtyard and church, fitted kitchen and wood burner (granules) 38 m²

W:c with washbasin 2 m²

1st floor

Corridor 4 m²

Washroom (unfinished) with w/c, washbasin and shower 10 m²

Utility room 4 m² (future bathroom)

1st bedroom with a window facing the courtyard, fireplace and a connection for a pellet wood burner 12 m²

2nd bedroom with an old fitted cupboard, window facing the courtyard and overlooking the church yard 12 m²

3rd floor attic with Dormer window.

Barn (former ancient dwelling)

Ground floor space used as garage 34 m²

1st floor with mullion window, slit window, stone sink, high door and wall niche 33 m²

Amenities Village shops 2 minutes walk

Local supermarket 6 minutes by car

Gare SNCF (Thenon) 20 minutes by car

Airport (Brive) 50 minutes by car

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