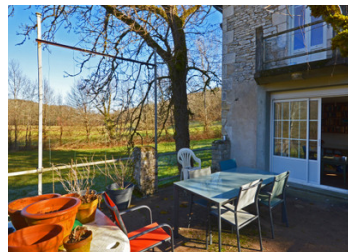


A fabulous stone property with a barn and riverside meadows overlooking a stunning river valley



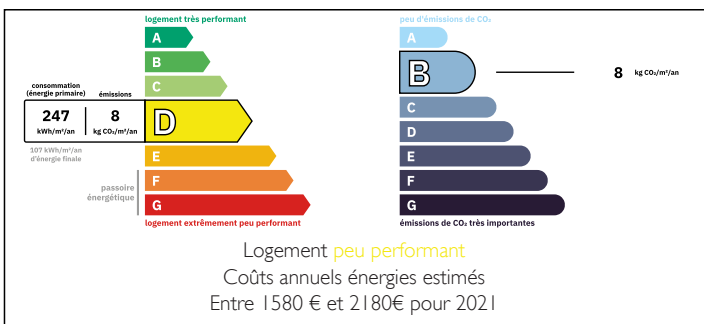
## INFORMATION

Town:	Cherveix-Cubas
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	95 m2
Plot Size:	14413 m2

## IN BRIEF

The property sits high above the river with lovely views across the valley and its own meadows and what was an island that is now joined by a causeway. The house is luminous and double glazed throughout and roofs in excellent condition. There are 2 bedrooms and bathroom on the 1st floor and 2 low ceilinged attic bedrooms on the top floor and a shower room. On the ground floor is a kitchen and a sitting room with French doors opening onto the terrace and view and part of the barn needs finishing as a guesthouse: a very rare opportunity!!

## 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

Ground floor

Kitchen/dining room with large fireplace 17,5 m<sup>2</sup>

Corridor/Hall with staircase 3 m<sup>2</sup>

W/c with washbasin 2 m<sup>2</sup>

Sitting room with large French doors opening onto the terrace 15,5 m<sup>2</sup>

1st floor

Landing 3 m<sup>2</sup>

1st bedroom with French doors and balcony overlooking the valley 18 m<sup>2</sup>

Bathroom with bath, w/c and washbasin 3,5 m<sup>2</sup>

2nd bedroom (currently used as an upstairs sitting room) 15,5 m<sup>2</sup>

2nd floor (Loft accommodation)

Landing 4 m<sup>2</sup>

3rd bedroom (5.5 m<sup>2</sup> of central standing room)

Washroom with shower, w/c and washbasin 4 m<sup>2</sup>

4th bedroom (with 4 m<sup>2</sup> of central standing room)

Cellar

Outbuildings

Stone barn with two rooms to be converted

Garage

Land 14413 m<sup>2</sup> or 3.56 acres including riverside meadows and island (now party joined to the riverbank)

Amenities

Local village shops 2 minutes by car

Local supermarket 7 minutes

Nearest SNCF train station 23 minutes

Nearest airport (Brive) 50 minutes

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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 habitation:

EUR

## NOTES