

Spacious family living with pool and charm, just steps from the village

EXCLUSIVE



## INFORMATION

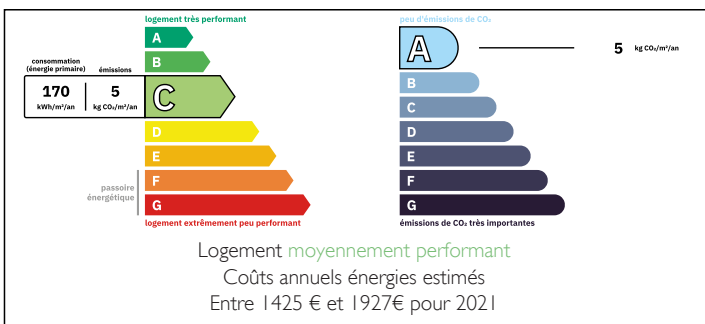
|             |          |
|-------------|----------|
| Town:       | Cherval  |
| Department: | Dordogne |
| Bed:        | 3        |
| Bath:       | 2        |
| Floor:      | 168 m2   |
| Plot Size:  | 6525 m2  |

## IN BRIEF

This charming family home, built in 2009, offers spacious, light-filled living in excellent condition. Set on over an acre of fully fenced grounds, it features a delightful 8x4m pool with terrace, perfect for enjoying long summer days. The 20.5m<sup>2</sup> fully fitted kitchen with breakfast bar flows into a 70m<sup>2</sup> living/dining area with log burner and direct access to the terrace. The ground floor includes a 14m<sup>2</sup> bedroom with en-suite shower room. Upstairs, there are two further bedrooms, including a 26m<sup>2</sup> master with balcony and garden views, a shower room, and a 13m<sup>2</sup> mezzanine ideal as an office. Outside, a 39m<sup>2</sup> double garage, double carport, and large gravelled parking area complement the landscaped garden. The house is double-glazed, well insulated, and benefits from excellent internet. The nearby village offers a bakery, bar, restaurant, and primary school, with Verteillac (6km)...



## ENERGY - DPE



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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

Ideally positioned close to a charming village, this lovely family home built in 2009 offers an exceptional blend of comfort, practicality, and style. Perfectly maintained and in excellent condition, the property benefits from abundant natural light throughout, creating a bright and welcoming living environment.

### Living Spaces

At the heart of the home is a spacious, 70m<sup>2</sup> living and dining area that opens directly onto the rear garden. This versatile space, complete with a log burner, provides a warm and inviting environment for family gatherings, entertaining friends, or simply relaxing. Adjacent to the living area, the 20.5m<sup>2</sup> fully fitted kitchen comes with a breakfast bar, offering a practical yet stylish space for daily meals and casual dining. The layout ensures an excellent flow for both family life and social occasions.

### Bedrooms and Bathrooms

The ground floor houses a comfortable 14m<sup>2</sup> bedroom with a 4m<sup>2</sup> en-suite shower room, thoughtfully designed with a shower, basin, and toilet. Upstairs, there are two further bedrooms, including a generous 26m<sup>2</sup> master bedroom with triple aspect windows, a balcony, and scenic views over the garden. The second bedroom is 11m<sup>2</sup>, ideal for children or guests. A 5m<sup>2</sup> shower room, featuring a corner shower, basin, and toilet, serves the first floor. Additionally, a 13m<sup>2</sup> mezzanine offers the perfect space for a home office, reading nook, or hobby area.

### Outdoor Amenities

Set on a plot of over an acre, the garden is fully fenced, providing both privacy and security. A beautifully maintained 8x4m Waterair pool, installed in 2015, sits...

## LOCAL TAXES

Taxe foncière: 1381 EUR

Taxe habitation: EUR

## NOTES