

A gorgeous 4-5 bedroom house with a large mature garden, pool, sauna. On the edge of Javerlhac.



## INFORMATION

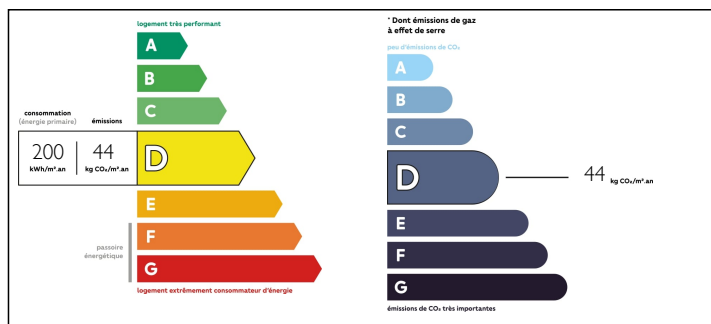
Town:	Javerlhac-et-la-Chapelle-Saint
Department:	Robert Dordogne
Bed:	5
Bath:	2
Floor:	215 m2
Plot Size:	9272 m2

## IN BRIEF

Priced to sell - a must visit house which has been thoughtfully renovated ready to move into. A superb garden with well-established trees and entirely fenced. The perfect pool and barbecue area. The house has a terrace overlooking the garden. It is built over a basement with the 5th bedroom and sauna. Both levels are 200m<sup>2</sup> with internal access. The lower level offers parking for at least two cars, a garden furniture store room, a wood store, a spare room with basin loo and 4-person Tylo sauna, wine cellar, large laundry/boiler room access from here directly to the garden. Solar panels for water heating. The boiler (Viessman) shares the heating of the house with a newly installed heat pump which certainly helps to keep the costs down. The garden has an electric gate, and a 20m<sup>3</sup> underground rainwater cistern with pump.

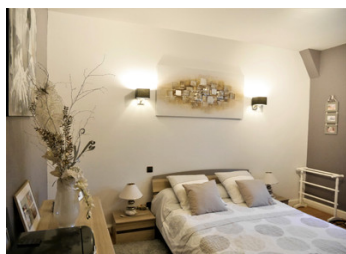
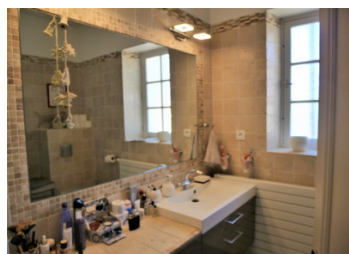


## ENERGY - DPE



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

You enter the house into a wide welcoming hallway 14.5m<sup>2</sup> with equipped kitchen - 13.7m<sup>2</sup> on your right, followed by stairs to lower ground floor, smaller corridor leading to a large shower room with WC - 4.3m<sup>2</sup>. On the left is the large light salon/dining area with newly installed insert lined with french windows accessing the terrace. You then move on to the night corridor with large shower room on the right followed by bedroom 1 - 15.9m<sup>2</sup>, office/bedroom 2 - 13.4m<sup>2</sup>, bedroom 3 - 15.6m<sup>2</sup> and master bedroom 18m<sup>2</sup>.

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

## NOTES