

UNDER OFFER A fabulous property in an enviable elevated position



## INFORMATION

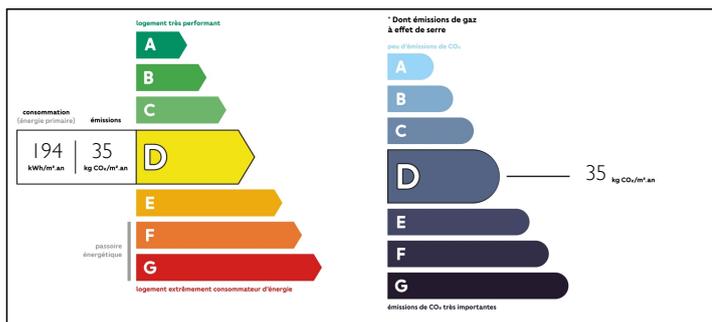
Town:	Javerlhac-et-la-Chapelle-Saint- Robert
Department:	Dordogne
Bed:	4
Bath:	4
Floor:	205 m2
Plot Size:	14017 m2



## IN BRIEF

Discover this enchanting property sitting majestically overlooking far reaching views. It radiates a dreamy style of living with all the comforts one could wish for. Three bedrooms, 3 bathrooms, an exquisite fitted kitchen with tons of storage, a dining room that would easily seat 20 and a lovely cosy lounge is just the beginning. French doors permeate the entire property, leaving in light and brightness. The terrace is situated to the front of the house overlooking dazzling views and the beautiful 10 x 4 swimming pool with wrap around plage. There are several outside lounging areas providing privacy and a tranquil sanctuary in which to relax and unwind. This dwelling is also practical and very organised with a very tidy workshop, wood store, chicken coop and covered parking area. Walk around to the back of the barn, and there is the cutest gite which has been lovingly renovated and has...

## 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

Practical Information:

Main House  
Rez de Chaussée  
Kitchen 24.4m<sup>2</sup>  
Back kitchen/storage 5m<sup>2</sup>  
Galley/Bootroom 2.5m<sup>2</sup>  
Dining Room 22.5m<sup>2</sup>  
Lounge 24.8m<sup>2</sup>  
Entrance with office area 8m<sup>2</sup>  
Shower room with w.c. 2.9m<sup>2</sup>

1st floor  
Three bedrooms  
#1 17.7m<sup>2</sup> with ensuite shower, bath & w.c. 7.8m<sup>2</sup>  
#2 12.5m<sup>2</sup>  
#3 17m<sup>2</sup> with ensuite shower & w.c. 2m<sup>2</sup>

Outside  
Wood Store 19.4m<sup>2</sup> with 2 levels  
Workshop 51m<sup>2</sup>

Gite  
Hall-entrance 1.6m<sup>2</sup>  
Living/Kitchen/Lounge 25m<sup>2</sup>  
Bedroom 11.2m<sup>2</sup>  
Shower Room with w.c. 3.4m<sup>2</sup>

Town gas fired central heating  
Double Glazing throughout  
Mains Drains  
2 Wood Burning Stoves  
Quality Mathieu Pool

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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 foncière: **1366 EUR**

## NOTES