



Substantial House in beautiful setting,

24640, Cubjac, Dordogne

€315,000

Ref: 14416-958

* For Sale * 4 Beds * 2 Baths * 210m2

Distinguished House in an Outstanding Historical Area

- Pool
- Traditional Perigord garden
- Close to Tourist towns
- Hautefort- backdrop to film "Plenty"
- Barn space
- Rental potential

Property Description

Much sort after area, a few miles from the City of Perigueux and a stone's throw from one of the region's famous Chateaux: Hautefort.

A classy property situated in a hamlet with a surface area of 210m², plus attached barn of 50m², on an hectare (2+ acres) of land with a 10x5 swimming pool, with lovely open views. There are lots of trees in this nicely landscaped garden; it even has a walnut tree orchard.

The house is very spacious and has been renovated excellently in perfect local materials. Ground floor comprises of a fitted and equipped kitchen with a nice terracotta tiled steps that lead to the sitting room of 71m² with a wonderful fireplace, exposed beams and stone walls, 1 shower room and WC 6m², boiler room of 6.40m² for the central heating system, oil fired. First floor comprises of 2 WC, 2 bathrooms 4.92 and 8.40m², 3 bedrooms (35 / 13.10 and 13.10m²). Second floor comprises of 30.50m² with a mezzanine bedroom, shower and basin.

Alistair Lockhart, FE Director:" A picture is worth a thousand words" You will spend the rest of your life enjoying this house and most fascinating region of France

