



## Charming 2 bed, 2 bath cottage with barn,

24320, Cherval, Dordogne, Nouvelle-Aquitaine

\* Available \* 2 Beds \* 2 Baths

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# €178,200

Ref: BVI66963

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**French Entrée** 

## Property Description

Stone built, 2 bed, 2 bath cottage having great charm and character with attached barn situated in a quiet hamlet, yet less than a kilometre from the local boulangerie!

The accommodation (approx 110m<sup>2</sup>) is centrally heated and has character features throughout.

The ground floor has a dining hall with exposed beams, stone fireplace and woodburner, tiled flooring and staircase to the first floor.

To the left is a good sized living room, this also having exposed beams, stonework and woodburner. There are doors leading to the south-easterly facing terrace.

To the right of the hall is the kitchen, this also having external access with similar aspect as the terrace runs the length of this part of the property and is ideally suited to 'al fresco' dining. The kitchen is light and airy with exposed beams, stonework and an old bread oven.

Upstairs, there are two good sized bedrooms each with en-suite bathroom facilities. Access is possible to the loft area at this level.

Externally, there is a good sized barn offering great potential to extend the living accommodation, if required, and of course subject to the necessary permissions. There is also a boiler room.

There are manageable garden areas (plot totals approx 461m<sup>2</sup>) with a fabulous view across the fields to the rear.

The bustling village of Verteillac with it's good range of everyday amenities is approx 5km and the ever popular market town of Riberac is approx 17km. The beautiful old city of Angoulême also has TGV links and is approx 46km. Bergerac airport is around 73km.

Price including agency fees : €189 000

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Buyer commission included: 8 %



