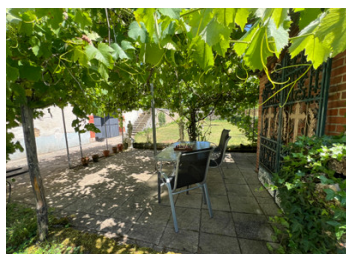


Stately Historic Maison de Maître with Original Limoges Features

EXCLUSIVE



INFORMATION

Town:	Javerlhac-et-la-Chapelle-Saint
Department:	Robert Dordogne
Bed:	5
Bath:	3
Floor:	216 m2
Plot Size:	3980 m2

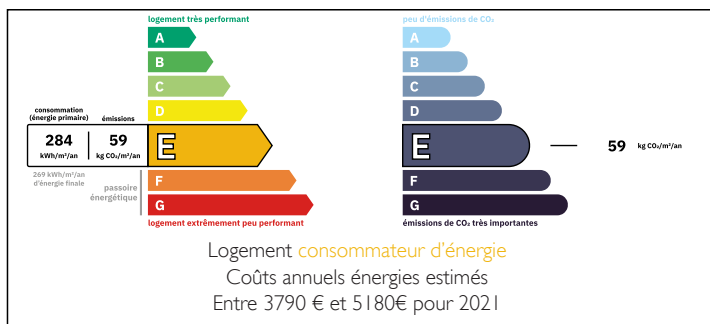
IN BRIEF

Elegant 19th-Century Maison de Maître with Limoges Heritage

Set in the heart of a charming village, this distinguished 1880 Maison de Maître was once owned by a prominent family from Limoges and retains remarkable architectural details that reflect its heritage. The property combines historic elegance, generous volumes and exceptional original features, creating a refined family residence of rare character.

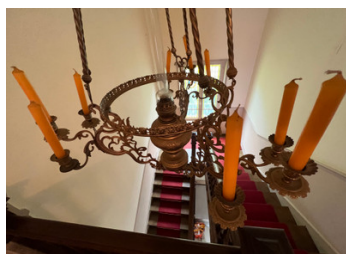
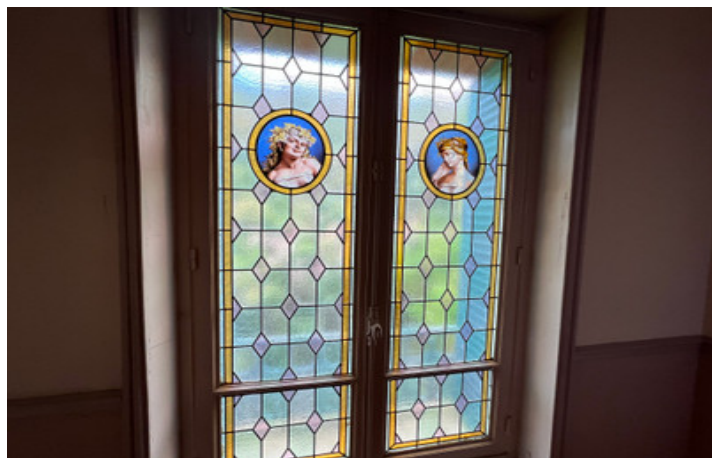
Offering approximately 216 m² of living space, the house is filled with light and beautifully preserved elements including Limoges porcelain mosaics, stained-glass windows, marble fireplaces and high ceilings.

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

The home is entered through original wrought-iron gates, opening onto an impressive entrance hall where Limoges porcelain wall mosaics and exquisite period floor tiles immediately establish the tone of the residence.

On either side of the hall are two elegant reception rooms, ideal for entertaining or relaxed family living. The kitchen with adjoining pantry sits to the rear of the house, alongside a shower room and a study or additional bedroom featuring a marble fireplace.

At the end of the hallway, a magnificent dining room bathed in natural light showcases beautiful stained-glass windows and opens directly onto the garden, creating a seamless connection between indoor and outdoor living.

A carved oak staircase, illuminated by another striking stained-glass window, leads to the upper floor where a generous landing provides access to four spacious bedrooms, including one with en-suite facilities, as well as a family bathroom.

The basement level offers extensive storage space including a wine cellar, ideal for collectors and perfectly suited to the region, with the vineyards of Bordeaux less than two hours away.

Outside, the property enjoys a private, flat garden adorned with mature trees, a charming brick potting shed, and a tiled terrace perfect for outdoor dining. The grounds provide ample space for the installation of a swimming pool.

A further parcel of land benefits from planning permission for new construction, presenting a valuable opportunity for additional development or guest accommodation.

Ideally positioned within walking distance of the village bakery, local shops, cafés and restaurants, the property also enjoys...

LOCAL TAXES

Taxe foncière: 1800 EUR

Taxe habitation: EUR

NOTES