

A farmhouse with two guest cottages nestled in the heart of the North Dordogne countryside



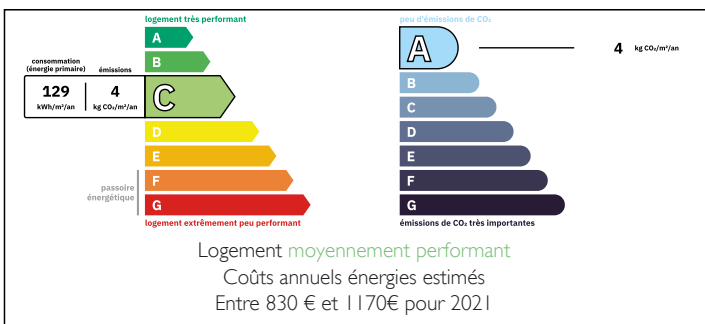
## INFORMATION

Town:	Chalais
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	118 m <sup>2</sup>
Plot Size:	6176 m <sup>2</sup>

## IN BRIEF

This property is situated in a small hamlet a couple of minutes away from the village of Chalais. Chalais is a charming village located in the northern part of the Dordogne region in southwestern France. Known for its picturesque countryside, rolling hills, lush forests, and beautiful lakes and rivers. The area is rich in history and culture, featuring traditional stone houses, historic churches, and local markets that showcase the region's gastronomic delights such as foie gras, truffles, and fine wines. Chalais provides a perfect retreat for those seeking tranquility and a taste of rural French life, while still being within easy reach of the region's many attractions, including medieval castles, prehistoric caves, and vibrant towns like Périgueux and Brantôme.

## 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 arrive at the property through double gates that open into a spacious courtyard. To the right stands the main farmhouse, featuring a large open-plan kitchen, dining room, and lounge area. Moving left from the lounge, you enter a study area that leads to the first bedroom, which is part of the attached barn and includes an ensuite shower room. To the right of the kitchen is a downstairs bathroom with a shower and space for a washing machine. Upstairs, there is a mezzanine room with a WC, two bedrooms built into the eaves, and a storage room. These upstairs rooms would benefit from some updating.

Adjacent to the farmhouse on the right is the first Gite, a one-bedroom cottage with a shower room, an open-plan living room, a dining area, and a new fitted kitchen.

A large cellar extends under both the farmhouse and the Gite. Outside, a garage has been converted into an outdoor seating area for guests.

Across the courtyard is the second Gite, which was originally a bread oven and stables. This two-bedroom cottage includes a shower room, an open-plan living room, a dining area, and a kitchen. It also boasts a covered terrace overlooking the garden. An outdoor kitchen has been created in the adjoining barn, and there is a laundry room with a washing machine for Gite guests.

Both Gites are equipped with new wood-burning stoves.

Additional outbuildings provide ample space for chickens, garden equipment storage, cars, a workshop, and the potential...

## LOCAL TAXES

**Taxe foncière: 1 192 EUR**

**Taxe habitation: EUR**

## NOTES