

Character Périgord Farmstead with Two Dwellings, Barns and 9.3 ha near Montignac



INFORMATION

Town:	La Chapelle-Aubareil
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	77 m2
Plot Size:	97308 m2



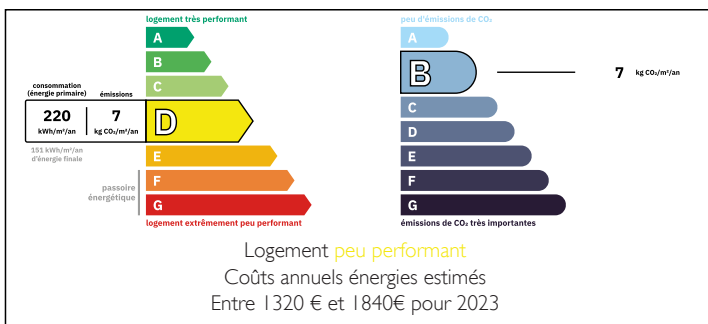
IN BRIEF

In the rolling countryside of the Périgord Noir, this former Dordogne farmstead offers a rare combination of character, scale and flexibility. Arranged around a collection of traditional honey-stone buildings, the property includes a comfortable main house, a second independent cottage to renovate, and an impressive range of agricultural outbuildings offering exceptional potential for storage, workshops, creative projects or rural activities.

The main dwelling has already benefited from a number of improvements including double glazing, reversible air conditioning and refreshed interiors, allowing immediate occupation while future projects evolve at their own pace.

Set within approximately 1.5 hectares surrounding the buildings, and complemented by a further 7.8 hectares of nearby meadow, woodland and pasture,

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

Set in the heart of the Périgord Noir countryside, close to the historic town of Montignac-Lascaux, this former farmstead captures the quiet charm and rural authenticity for which the Dordogne is so loved. Built in traditional honey-coloured stone and surrounded by open countryside, the property offers an appealing blend of existing comfort, agricultural heritage and future potential.

The main house, offering approximately 77.5 m² of habitable space, has been improved in recent years to provide comfortable year-round living while retaining its traditional character.

Ground Floor:

Entrance hallway 9 m²

Living room with fireplace (29 m²)

Separate kitchen also featuring a fireplace (19 m²)

Bedroom (13.5 m²)

Shower room (5.6 m²)

Separate WC (1.4 m²)

First floor attic space (approximately 74 m²), with boarded flooring and insulated ceilings already in place, offering additional possibilities subject to the necessary permissions, whether as further accommodation, studio space or generous storage.

Behind the main dwelling is a semi-detached secondary cottage requiring refurbishment and comprising:

Entrance hall (2.8 m²)

Bedroom one (18.4 m²)

Bedroom two (11.8 m²)

Shower room (3 m²)

Open sous-sol level (34 m²)

Outside:

One of the defining features of the property is the remarkable collection of traditional agricultural buildings that surround the central courtyard areas. Former barns, stables, hangars and storage buildings create a true farmstead ensemble, reflecting the

LOCAL TAXES

Taxe foncière:

830 EUR

NOTES