

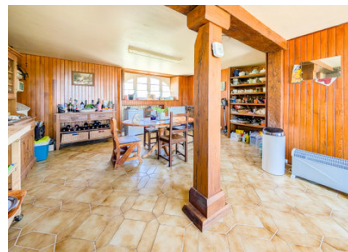
An ancient maison de maitre with a meadow just outside a tiny hilltop village with beautiful views

EXCLUSIVE



## INFORMATION

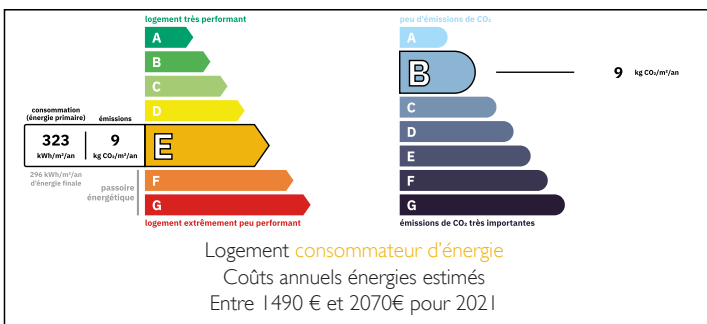
Town:	La Chapelle-Saint-Jean
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	142 m2
Plot Size:	4404 m2



## IN BRIEF

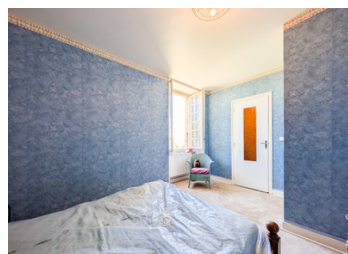
This rare and important 17th century property in parts could be older and is well positioned just outside one of the smallest villages in the Périgord with stunning views. The property is comfortably habitable, but needs updating and finishing interiorly and in certain areas stripping back to reveal original openings and stone features which could be done while living on site.

## 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

Ground Floor

Kitchen 28 m<sup>2</sup>

Small corridor 4 m<sup>2</sup>

Sitting room with period stone fireplace with woodburner 38 m<sup>2</sup>

Utility room with a shower 30 m<sup>2</sup>

First Floor

Corridor 8 m<sup>2</sup>

1st bedroom 14 m<sup>2</sup>

2nd bedroom 11 m<sup>2</sup>

Large bathroom with bath, shower and washbasin 10 m<sup>2</sup>

W/c 1,5 m<sup>2</sup>

3rd bedroom 16 m<sup>2</sup>

Dressing room (could be 4th bedroom) 11,5 m<sup>2</sup>

Wing (with stone dovecot)

Current garage 43 m<sup>2</sup>

Mezzanine 17 m<sup>2</sup>

Upstairs area interiorly undeveloped (could be a further room) 24 m<sup>2</sup>

Outside

Woodshed

Garden shed/workshop

Garden and meadow 4404 m<sup>2</sup>

Amenities by car

Nearest village shops 7 minutes

Nearest supermarket 18 minutes

Nearest SNCF train station 18 minutes

Nearest airport (Brive) 43 minutes

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES