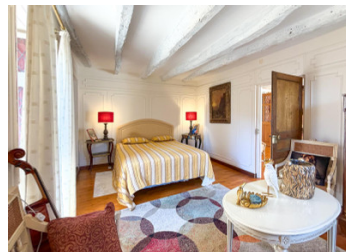


Exceptional property in the heart of the Périgord Noir - Character home + guest house set on 7.5 hectares with



## INFORMATION

Town:	La Chapelle-Aubareil
Department:	Dordogne
Bed:	7
Bath:	3
Floor:	250 m2
Plot Size:	76436 m2

## IN BRIEF

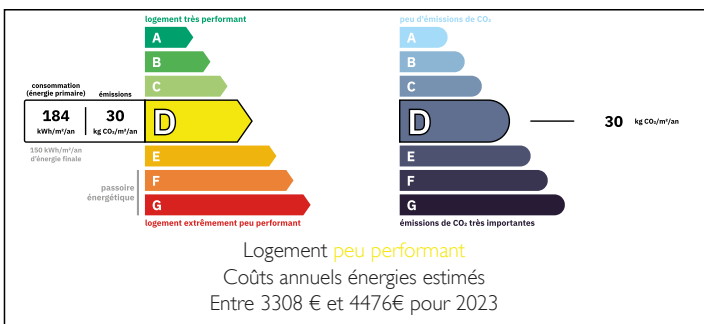
In the heart of the Périgord Noir, just 15 minutes from Sarlat-la-Canéda, this character property built in traditional Périgord stone offers an exceptional living environment, combining unspoiled nature with close proximity to remarkable sites such as Les Eyzies-de-Tayac-Sireuil, Montignac-Lascaux and Hautefort.

Set on more than 7.5 hectares of private grounds, a discreet driveway leads to this fully renovated estate.

The main house, built in 1866, beautifully blends authenticity and modern comfort (stone, pisé, exposed beams, vaulted ceilings, lauze roof, double glazing, high-performance heating). It offers bright and generous living spaces with two lounges, a welcoming kitchen, and three bedrooms, including two suites with private bathrooms.

An independent guest house provides four

## 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

MAIN HOUSE – CHARM & AUTHENTICITY  
(1866 + extension in 2012)

With approximately 165 m<sup>2</sup> of living space (218 m<sup>2</sup> built including annexes), the main house perfectly embodies the charm of a beautifully renovated period property.

Original materials have been preserved and enhanced: stone, pisé walls, exposed beams, vaulted ceilings, and a traditional lauze roof, combined with modern features (double glazing, efficient heating system, wood-burning insert, reversible air conditioning).

Ground floor:

Entrance / lounge: 23.5 m<sup>2</sup>

Suite 1: 18 m<sup>2</sup> with private bathroom (bathtub, double vanity) located in the tower (7 m<sup>2</sup>)

Main living room: 34 m<sup>2</sup> with wood-burning insert

Kitchen / dining room: 22 m<sup>2</sup>

Ground floor extension (2012):

Hallway: 12 m<sup>2</sup> with built-in storage

Suite 2: 20 m<sup>2</sup> with direct outdoor access

Bathroom: 8 m<sup>2</sup> (walk-in shower, bathtub, double vanity, WC)

First floor:

Large bedroom / office: 22 m<sup>2</sup>, attic-style, reversible air conditioning, high ceilings (3.85 m)

Annexes:

Full basement including a 40 m<sup>2</sup> cellar, laundry room, and boiler room (Buderus boiler)

Well-optimized and meticulously maintained overall space

INDEPENDENT GUEST HOUSE – 85 m<sup>2</sup> LIVING SPACE

## LOCAL TAXES

Taxe foncière: 3735 EUR

Taxe habitation: EUR

## NOTES