

## Fully renovated 3-bedroom stone house with chateau views near famous Castelnau



## INFORMATION

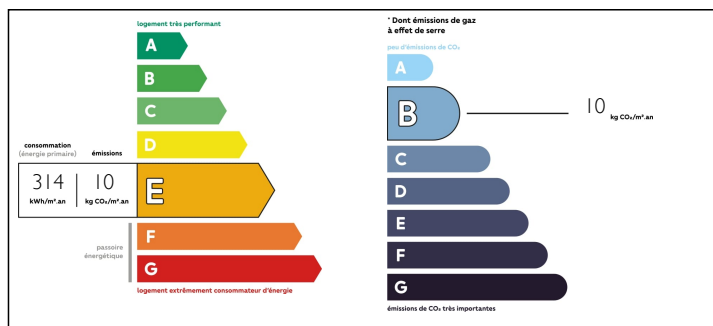
Town:	Castelnau-la-Chapelle
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	103 m2
Plot Size:	922 m2

## IN BRIEF

This architect-renovated stone house has a lot of character and charm and a great position in the desirable 'valley of the five chateaux' section of the Dordogne valley. It would make an easy, low-maintenance lock-and-leave holiday home, an astute investment for the holiday rental market or a superbly comfortable permanent home with fibre available for the IT nomads.

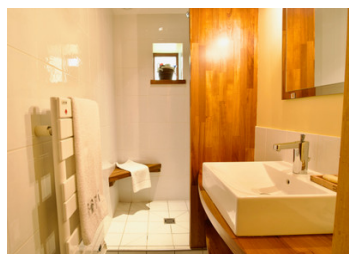


## ENERGY - DPE



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 (14m<sup>2</sup>) fully-fitted quality kitchen with timber bench tops, tiled floor, exposed beams

DINING ROOM (18m<sup>2</sup>) tiled floor, exposed beams

LIVING ROOM (26m<sup>2</sup>) tiled floor, exposed beams, wood-burning stove, double French doors with exterior access

BEDROOM (13m<sup>2</sup>) double bedroom with exterior access to an elevated terrace

BATHROOM (4m<sup>2</sup>) fully-tiled with bath, hand basin and toilet

LAUNDRY (3m<sup>2</sup>)

### FIRST FLOOR

#### LANDING

BATHROOM (2m<sup>2</sup>) fully-tiled with Italian shower, hand basin, heated towel rail and separate TOILET

2 x BEDROOMS (12m<sup>2</sup>, 9m<sup>2</sup>) with timber floors

## NOTES

### GENERAL

Bitumen driveway, elevated views, not overlooked with forest behind the house, double-glazing, electric heating with wood-burning stove, mains drainage

### LOCATION

Castelnaud la Chapelle

Valley of the five chateaux

Golden Triangle

Perigord Noir

### ALL MEASUREMENTS ARE APPROXIMATE

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