

A beautiful Perigordine House on a plateau with a pool and stunning views, La Chapelle Saint Jean sector.

EXCLUSIVE



INFORMATION

Town:	La Chapelle-Saint-Jean
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	117 m2
Plot Size:	4152 m2

IN BRIEF

This old and very pretty 3 bedroom stone property stands in a commanding and spectacular position above the tiny village of La Chapelle Saint Jean. The house, which is marked on the old Cadastra Napoléon map of 1812, has exposed period features such as original oak beams, stone sink with an 'oeil de boeuf' (carved stone elliptical window), rustic floor tiling throughout on the ground floor and oak wooden flooring upstairs. It also has a large fireplace with wood burner in a well-equipped kitchen and the house has 3 large luminous double French windows that open out onto a neat garden with mature trees and a swimming pool. The garden is well maintained and set out with a pool house to store equipment and has a covered dining area.



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.



LOCAL TAXES

Taxe foncière: 880 EUR

NOTES

DESCRIPTION

Ground floor

Open plan kitchen with a tiled floor and an old stone sink, stone fireplace with a wood burner two windows and an entrance door, 17,2 m²

Salon with a tiled floor and two French windows, there is also a staircase to the 1st floor, 25,5 m²

1st bedroom (currently used as a study) with a tiled floor and two windows, 11 m²

Bathroom with washbasin, shower and w/c, 2 m²

1st Floor

2nd bedroom with wooden floor and triangular roof window, 19 m²

w/c 3.8 m² with washbasin and a triangular roof window, 3 m²

Landing with window, 8,5 m²

Bathroom with shower and washbasin and a triangular roof window, 9,6 m²

3rd bedroom French window with guard rail with a fantastic view plus a triangular roof window, 19 m²

Garage with utility room, boiler and water heater, 23,6 m²

Exterior covered summer/dining area and Pool House with sliding doors to enclose the eating area, 11.6 m²

Swimming Pool Salt, 4 m x 8 metres, depth from 50 cm to 2.2 metres.

Pool pump room, 1.5 m²

Cupboard 1 m²

Location Brive airport 40 minutes,
Shops, supermarket 15 minutes.

All sizes are approximative.

Information about risks to which this property is exposed is available on the Géorisques website :