

Beautiful four-bedroom 17th century village house.



## INFORMATION

Town:	Chapdeuil
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	193 m2
Plot Size:	203 m2

## IN BRIEF

This beautiful stone house situated in a pretty Dordogne village has character features in abundance including a tower, neat walled garden, spacious rooms with oak beams stone fireplaces and arched windows. It also benefits from a private driveway, additional land in the village and a plot of woodland.

## ENERGY - DPE



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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

Enter from the private driveway into a small vestibule with access to a downstairs cloakroom. Follow on into the large dining kitchen (6.2 x 3.8) fitted with oak units to one side. Leading off the kitchen is a boiler room (4.8 x 3.4) with a door leading on to the garden & room enough to store bikes and garden equipment/furniture. The main sitting room (7.7 x 4.5) leads also from the kitchen with 2 feature windows and a stone fireplace, through to a library (4.8 x 3.5) with French doors leading out to the terrace.

A beautifully curved staircase takes you to the first floor where you will find Principal bedroom (5.3 x 4.2) with feature stone fireplace and en-suite bathroom (3.5 x 2), Bedroom 2 (5.3 x 4.3), bedroom 3 (4.6 x 4), bedroom 4 (3.8 x 3.5) and family bathroom (2.3 x 2). Behind a carved oak door are stone steps to the tower which is a curved room of (3.6 x 3.4). A spacious loft fully boarded is divided into 2 distinct areas (9.7 x 7) and (6.9 x 3). Outside is a walled garden with terracing and lawns with large oak gates leading to a private road. Following the road 300yds there is an additional piece of land belonging to the house of approx 500M2, perfect for growing vegetables, flowers or fruit tree planting. In addition there is a plot of woodland of .72ha in the neighbouring village.

## LOCAL TAXES

Taxe foncière: 1230 EUR

## NOTES

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Information about...