

Black Périgord - Detached old stone house divided into 2 units with breath-taking panoramic views.

EXCLUSIVE



## INFORMATION

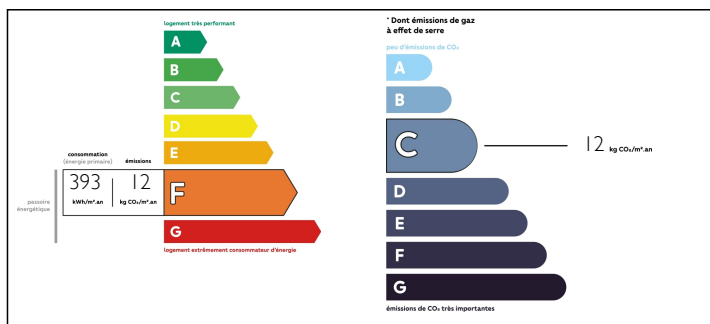
Town:	La Chapelle-Aubareil
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	166 m2
Plot Size:	790 m2

## IN BRIEF

EXCLUSIVE to Leggett - Character property in a quiet hamlet benefiting from exceptional views, currently divided into 2 units - one is a 3 bed and the other a 2 bed - this can be easily knocked through to return it to one whole house or leave it to continue its history of holiday rental. Needing some internal decoration and modernisation but the bones of this house are fabulous! New roof on the covered terrace at the back of the property overlooking the valleys and beyond, natural water source on the grounds and a possibility to purchase additional houses in the same hamlet to create a sensational holiday complex with those breathtaking views!



## 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

3 bedroom side approximately 93 m2 spread over 2 floors.

Ground floor: Entrance from small terrace with stone wall, open plan living room with Kitchen at the far end of the room and staircase to upper floor.

Open plan living room: 32 m2

2 bedrooms, one with wash basin and shower cubicle.

Room 1: 13.8 m2

Room 2: 13.6 m2

First floor: Shower room and WC, 3 rooms.

Room 1: 12.4 m2

Room 2: 10.3 m2

Room 3: 6.3 m2 (limited head room)

Outside: Covered terrace/patio, side garden mainly laid to lawn.

2 Bedroom side: 73.1 m2 over 2 levels

Ground floor: Entrance from small terrace with stone wall, open plan living room with Kitchen at the far end of the room and staircase to upper floor.

First floor: 2 rooms, shower and WC

Montignac-Lascaux 9 km

Sarlat-la-Canéda 17 km

Les Eyzies 22 km

Le Bugue 32 km

Bergerac airport 76 km

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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