

Black Périgord -Old stone barn to finish renovating in a secluded hamlet yet only 9km from Montignac Lascaux.



INFORMATION

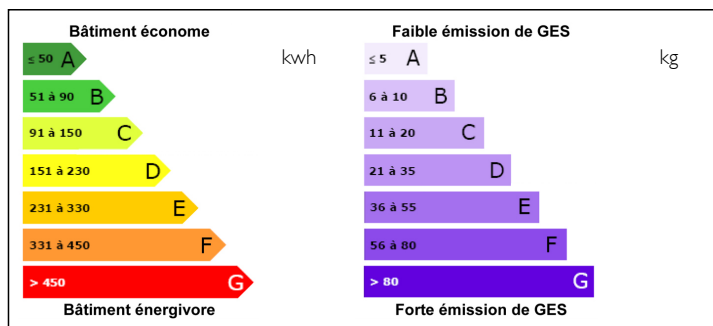
Town:	La Chapelle-Aubareil
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	188 m2



IN BRIEF

Authentic périgourdine barn nestled in a picturesque hamlet in the upper valley villages near Montignac-Lascaux. Benefitting from a newly installed roof with double glazed velux windows, the barn layout has been divided internally already to achieve 2 gîtes. Internal work to finish to give 2 bedroom and 1 bedroom properties with small front garden space/terraces. Also an opportunity to purchase other properties within the hamlet to create a secluded and tranquil holiday destination in this highly sought after region of the black Périgord; with Montignac and its world famous prehistoric cave paintings under 10 kms away.

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

2 Bedroom gîte side:

Ground level enters into large reception/salon space with original stone fireplace and kitchen corner. Double aspect doors, one leading to the front of the property and the other leading to the back.

Room size: 36 m2

Wooden spiral staircase to first floor landing

Room - 16.5 m2

Room - 10.7 m2

Bathroom - 6.11 m2

1 Bedroom gîte side:

Enters into the kitchen/utility with washroom/sanitary facilities located at the back of this room

Kitchen - 11.8 m2

Washroom - 5.4 m2

There is also an entrance to the property via double aspect doors that step straight into the salon/reception room with fireplace and wooden spiral staircase leading to the first floor.

Living room/salon - 27.5 m2

First floor:

Room - 15.7 m2

Montignac-Lascaux 9 km

Sarlat-la-Canéda 17 km

Les Eyzies 22 km

Le Bugue 32 km

Bergerac airport 76 km

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

NOTES