

Lovely character property with two spacious houses, swimming pool, outbuildings on 16ha of woodland



## INFORMATION

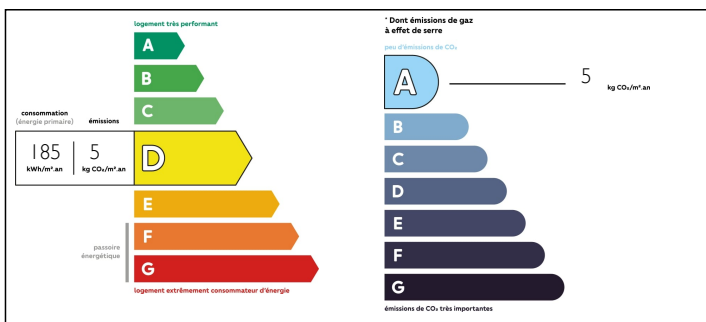
Town:	La Chapelle-Aubareil
Department:	Dordogne
Bed:	7
Bath:	4
Floor:	308 m2
Plot Size:	165149 m2

## IN BRIEF

Located in the stunning Perigord Countryside, in a gorgeous village between Sarlat and Montignac, this estate sprawls 16ha + composed mostly of peaceful woods and some meadows. There are two houses consisting of a renovated main building with a modern kitchen./dining room, lounge a veranda facing the garden with a inground swimming pool. 2 bedrooms a dressing and a bathroom with separate toilet upstairs with approx 50m2 under eaves space . Outside a renovated barn transformed into a 3 bed house, 2 independant bed suites plus other outbuildings for storage namely a 90m2 tobacco drying shed. Mature gardens and direct access to acres of woodland offer privacy and space ,



## 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

Main house 90m2  
Ground floor  
Kitchen/dining room 34m2  
Lounge 22m2  
Hallway 6m2  
Toilets  
Veranda 27m2  
Stairs to first floor  
Bed 1 - 13m2  
Bed 2 - 19m2  
Dressing 8m2  
Corridor 14m2  
Bathroom 9m2  
Dressing 9m2  
Under roof space 54m2 approx  
Renovated barn  
Open kitchen/dining/lounge 46m2  
Bed 1 - 11m2  
Bed 2 - 11m2  
Bed 3 - 23m2  
Bathroom  
separate toilet  
Outbuildings 1  
comprising independant s/c Studio 1 - 28m2 approx  
with own en suite  
second independant s/c studio 14m2 approx with  
own ensuite  
separate kitchen 13m2  
Dining room 23m2  
Cellars 38m2 approx  
Outbuildings 2 40m2 approx  
open barn 90m2 approx  
Desjoyaux swimming pool  
All in mature gardens and own access to woodlands

## NOTES

-----

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