

Xlth century Templar commandery. Historic residence with crypt and outbuildings. 7.5 ha. Near Périgueux.



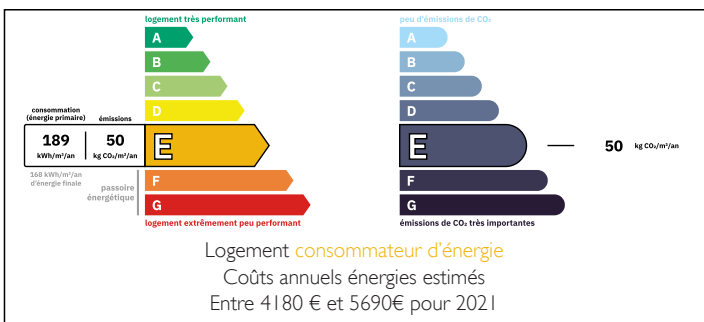
## INFORMATION

Town:	Chancelade
Department:	Dordogne
Bed:	9
Bath:	5
Floor:	460 m2
Plot Size:	75000 m2

## IN BRIEF

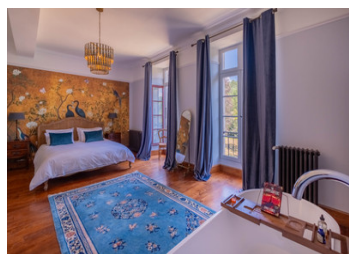
Live in harmony with nature and history in this property that invites you to relax and reflect. Dating back to the 11th century, it has been completely renovated using top-quality materials. Clinging to a south-east-facing hillside, with an arm of the river below, this estate features a mansion with terraces and 4 bedrooms. A second house, known as "le pavillon", with 3 bedrooms. A third house called "La métairie" with 2 bedrooms. 10 X 5m swimming pool. 2 large barns, garage, pigsty, two cellars, boiler room. New oil-fired boiler, fireplaces with inserts, fiber optics, mains drainage, water softener, new water heater. All set in over 7 hectares of land featuring the oldest dovecote in the region. Located in a hamlet 5 min from Périgueux, close to all amenities and access to the A 89 freeway. 136 km...

## 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

The main house, with its superimposed terraces, offers breathtaking views over the valley, creating the ideal setting for relaxing and enjoying the surrounding nature. The interior skilfully blends the modern and the old, with a decoration full of charm.

On the ground floor, which spans around 250 m<sup>2</sup>, you'll find a welcoming entrance hall, two practical utility rooms, a kitchen opening onto a bright living room with a fireplace, and a cosy sitting room with a wood-burning stove. A corridor leads to three comfortable bedrooms and a shower room. Upstairs, a vast 74 m<sup>2</sup> master suite with bathroom and dressing room offers a peaceful private space.

- Le Pavillon : A convivial layout with an open-plan kitchen and living room on the ground floor, opening onto a terrace where you can relax. A bedroom with en suite shower room occupies this floor. Opposite, another part of the Pavillon includes a bedroom with toilet on the ground floor and a bedroom with shower room upstairs, offering a flexible layout.

- La Métairie : Approx. 70 m<sup>2</sup> in size, it offers a cosy atmosphere with a kitchen opening onto the living room, two comfortable bedrooms, a bathroom, a toilet and a terrace, as well as a practical cellar. An outbuilding of approx. 104 m<sup>2</sup> (1,076 sq ft) completes the property.

The two large ground-level barns, each measuring around 220 m<sup>2</sup>, offer additional potential for various projects or storage needs. The cellars, the former 12th-century dovecote and the former crypt add...

## LOCAL TAXES

**Taxe foncière: 3530 EUR**

## NOTES