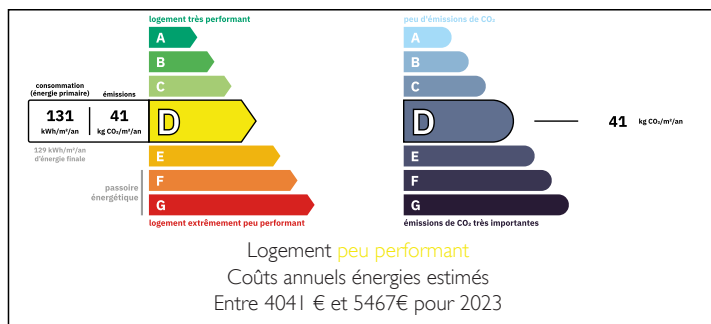


## Prestigious Stone Estate with Three Independent Homes | 2 Hectares of Landscaped Grounds & Stunning Views

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Castelnaud-la-Chapelle
Department:	Dordogne
Bed:	8
Bath:	6
Floor:	404 m <sup>2</sup>
Plot Size:	20400 m <sup>2</sup>

## IN BRIEF

Looking for a truly unique home that combines character, space, and nature?

Nestled in the heart of a charming and secluded hamlet of beautiful period homes, this outstanding stone property, dating back to 1830, enjoys an exceptional setting enhanced by breathtaking panoramic views. The estate comprises three independent houses, each with its own private entrance.

A 12 x 6 m saltwater swimming pool, a private pond, a rose garden, woodland, a vegetable garden, and beautifully landscaped grounds create an extraordinary living environment.

The main house features an elegant entrance hall, a magnificent reception room opening onto a covered balcony overlooking the estate, a spacious eat-in kitchen, four en-suite bedrooms (including one on

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

Looking for a unique property combining character, space and nature?

Nestled in an unspoilt natural setting, within a discreet hamlet of beautiful character homes, this exceptional estate immediately captivates with its peaceful atmosphere and outstanding surroundings. Set in over 2 hectares of magnificent landscaped grounds, it enjoys breathtaking panoramic views across the rolling hills of the Périgord. A truly rare address where privacy, tranquillity and quality of life come together.

The estate features a 12 x 6 m saltwater swimming pool, a private pond, a rose garden, a vegetable garden, woodland and beautifully landscaped gardens, creating an idyllic environment.

Built around an authentic stone house dating from 1830, the property comprises three independent dwellings, offering exceptional potential as a prestigious family home, luxury holiday rentals or B&B business, or a multi-generational residence.

Main House – 274 m<sup>2</sup>

Full of character, the main residence blends period charm with modern comfort, featuring generous living spaces, high ceilings, exposed stone walls and original beams.

It includes an elegant entrance hall, a magnificent dual-aspect 61 m<sup>2</sup> reception room opening onto a covered balcony overlooking the estate, a spacious 41 m<sup>2</sup> eat-in kitchen ideal for entertaining, and four en-suite bedrooms, including a generous garden-level suite with both a bathtub and separate shower. Five WCs provide additional everyday comfort.

Second Stone House – 95 m<sup>2</sup>

Comprising a living room, kitchen, two bedrooms,

## LOCAL TAXES

Taxe foncière: **2661 EUR**

## NOTES