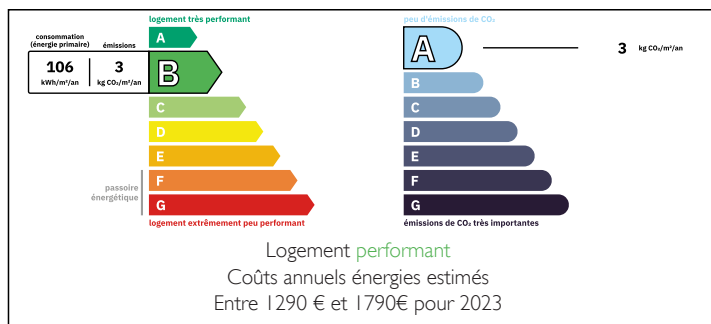


Exceptional 8.8 hectares Périgord estate with truffle orchards between Sarlat and Montignac-Lascaux

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	La Chapelle-Aubareil
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	273 m ²
Plot Size:	88050 m ²

IN BRIEF

Exceptional Périgord country estate in a prime position between Sarlat and Montignac-Lascaux, enjoying magnificent views across the surrounding valley and forest.

The comprehensively renovated main residence offers approximately 273m² of accommodation, including five bedrooms, a ground-floor bedroom and shower room, two upstairs suites with dressing rooms, an impressive 84.80m² open-plan living space and covered terraces overlooking the grounds.

Approximately 8.8 hectares include established truffle orchards, mature woodland and working wells.

A remarkable collection of traditional farm outbuildings includes a former tobacco-drying barn, an open agricultural hangar and substantial stone buildings.

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

Ideally positioned between Sarlat and Montignac-Lascaux, in the heart of the Périgord Noir, this exceptional country estate occupies an elevated position at the far end of a former working farm, with magnificent views across the surrounding valley and forest.

Approached along a charming country track passing one of the property's truffle plantations, the domaine enjoys a wonderful sense of privacy and space while remaining within easy reach of two of the Dordogne's most important destinations.

At the heart of the approximately 8.8-hectare estate stands a traditional Périgord-style residence of approximately 273m², distinguished by its characteristic tower.

Extensively renovated, the house was taken largely back to its original walls before being comprehensively rebuilt and modernised, successfully combining old stone, exposed timbers and traditional character with excellent modern comfort.

INTERIOR – GROUND FLOOR

Steps lead to a generous vine-covered terrace wrapping around part of the house, from where the main entrance opens directly into a magnificent 84.80m² open-plan living, dining and kitchen area.

This impressive and wonderfully convivial room forms the heart of the house, with a substantial dressed-stone fireplace, exposed stonework and timbers, and a large fitted kitchen centred around an exceptionally long island.

The ground floor also comprises:

- Main living/dining/kitchen – 84.80m²
- Second kitchen/utility room – 11.56m²
- Study/office – approx. 12.60m²

LOCAL TAXES

Taxe foncière: **4372 EUR**

NOTES