

Private Périgord estate between Sarlat & Montignac – 2 residences, 16ha, pool & stone outbuildings



INFORMATION

Town:	La Chapelle-Aubareil
Department:	Dordogne
Bed:	9
Bath:	4
Floor:	380 m2
Plot Size:	160000 m2



IN BRIEF

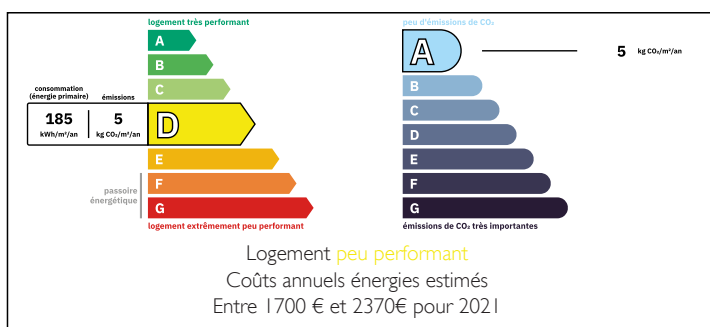
Set within approximately 16 hectares of adjoining land in the heart of the Périgord Noir, this substantial private estate offers around 380m² of habitable accommodation across an attractive stone-built ensemble.

Arranged around a large central courtyard, the property comprises a 221m² main house, independent three-bedroom gîte, two further ground-floor en-suite bedrooms and extensive ancillary accommodation.

A substantial two-storey barn/garage, further detached stone building and two carports provide exceptional additional space.

The mature grounds include an 8 x 4m swimming pool, orchards, truffle oaks and a working well, while solar panels, heat-pump heating, wood-burning stoves and double glazing add modern practicality.

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.



LOCAL TAXES

Taxe foncière: 2400 EUR

NOTES

DESCRIPTION

Approached through gated access and a leafy private drive, this substantial stone estate forms an attractive and remarkably versatile ensemble in the heart of the Périgord Noir, set within approximately 16 hectares of adjoining land.

The principal buildings are arranged around a large central courtyard, creating a wonderfully coherent group of traditional stone properties. Beyond lie mature gardens, swimming pool, orchards and extensive meadow and woodland, giving the estate considerable privacy without a feeling of isolation.

MAIN HOUSE – approx. 221m²

The principal stone house combines generous proportions with traditional features including exposed stonework, beams and timber detailing.

The ground floor comprises an entrance hall (6m²) with WC, reception room (22.4m²) and an impressive kitchen/dining room (34.2m²) featuring solid chestnut cabinetry, a large stone fireplace with Jøtul wood-burning stove and doors opening onto the courtyard.

A 27m² conservatory extends the living space towards the rear garden and pool.

Upstairs, a 12.3m² landing serves two bedrooms (13.5m² and 10.4m²), a 14.4m² dressing room/potential third bedroom with extensive fitted wardrobes, and a generous 9m² family bathroom with bath and WC.

The second floor provides two interconnecting converted attic rooms of approximately 33m² each, both heated and with natural light, creating excellent additional bedroom, office or leisure space.

SECOND HOUSE, GÎTE & GUEST ACCOMMODATION

Forming another side of the courtyard, the substantial second stone building provides a