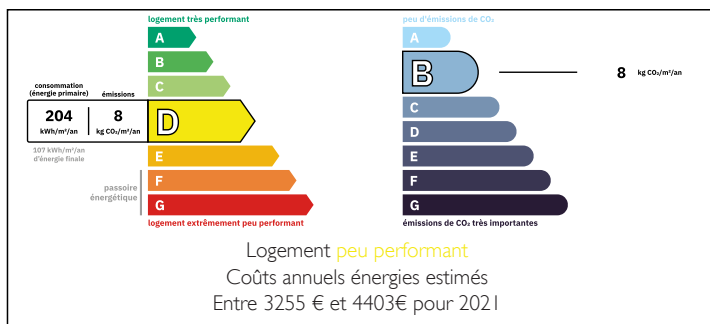


Character Property with Exceptional Views over the Dordogne Valley | Castelnau-La-Chapelle

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Castelnau-la-Chapelle
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	174 m²
Plot Size:	4990 m²

IN BRIEF

In an elevated position, this beautiful stone property enjoys a privileged setting and stunning elevated views over the Dordogne Valley.

Set on a plot of approximately 1,500 m², the property is complemented by a separate 3,500 m² plot of land.

The house offers generous living spaces, including a beautiful French-style reception room with parquet flooring and exposed beams, a large kitchen with dining area, and four bedrooms (one on the ground floor).

The property reflects quality construction, with fine materials and charming traditional architecture.

The property would now benefit from some updating, while retaining excellent potential and an ideal layout. The works would essentially concern wall finishes and the bathrooms/shower rooms.

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

In a privileged setting in the Périgord Noir, in the commune of Castelnau-la-Chapelle, this beautiful stone property enjoys a particularly sought-after location, in an elevated position overlooking the Dordogne Valley.

Set on a plot of approximately 1,500 m², the property is complemented by a separate 3,500 m² plot of land. The house immediately appeals with its traditional architecture, generous proportions and quality construction. It offers an authentic setting, featuring exposed beams, parquet flooring and period features that reflect its high-quality craftsmanship.

The house comprises, in particular:

Ground floor:

Entrance of 12 m²

A spacious and particularly welcoming 40 m² French-style living room, with parquet flooring, exposed beams and generous proportions

A 22 m² kitchen with dining area

A 15 m² ground-floor bedroom

An 11 m² bathroom with bath and shower

4 m² WC

First floor:

Three bedrooms of 23 m², 17 m² and 13 m²

An authentic interior ready to be brought up to date

The property retains its authentic character and would now benefit from some updating, particularly the wallpapers, paintwork and certain elements of comfort.

The existing layout is coherent and does not necessarily require any major alterations. The addition of a shower room upstairs could, however, provide further comfort.

The house is of sound construction, with generous

LOCAL TAXES

Taxe foncière: 1302 EUR

NOTES