

EXCEPTIONAL PROPERTY IN THE HEART OF THE PÉRIGORD NOIR - CHARACTER HOME + GUEST HOUSE SET ON 7.5 HECTARES WITH

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A44689ENC24
PRICE	€ 750,000 £ 0* *agency fees included: 0 % TTC to be paid by the buyer (845 000 EUR hors honoraires)
BEDROOM	7
BATHROOM	3
ACCOMMODATION	250 m²
LAND	76436 m²
TOWN	La Chapelle-Aubareil
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Garage

*Price based on current exchange rate which is subject to change





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- Rare and highly sought-after location
- No renovation work required
- 7.6 Ha of land
- 7 bedrooms and 3 living rooms
- Exceptional location

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In the heart of the Périgord Noir, just 15 minutes from Sarlat-la-Canéda, this character property built in traditional Périgord stone offers an exceptional living environment, combining unspoiled nature with close proximity to remarkable sites such as Les Eyzies-de-Tayac-Sireuil, Montignac-Lascaux and Hautefort.



DESCRIPTION

MAIN HOUSE – CHARM & AUTHENTICITY (1866 + extension in 2012)

With approximately 165 m² of living space (218 m² built including annexes), the main house perfectly embodies the charm of a beautifully renovated period property.

Original materials have been preserved and enhanced: stone, pisé walls, exposed beams, vaulted ceilings, and a traditional lauze roof, combined with modern features (double glazing, efficient heating system, wood-burning insert, reversible air conditioning).



Ground floor:

Entrance / lounge: 23.5 m²
Suite 1: 18 m² with private bathroom (bathtub, double vanity) located in the tower (7 m²)
Main living room: 34 m² with wood-burning insert
Kitchen / dining room: 22 m²

Ground floor extension (2012):

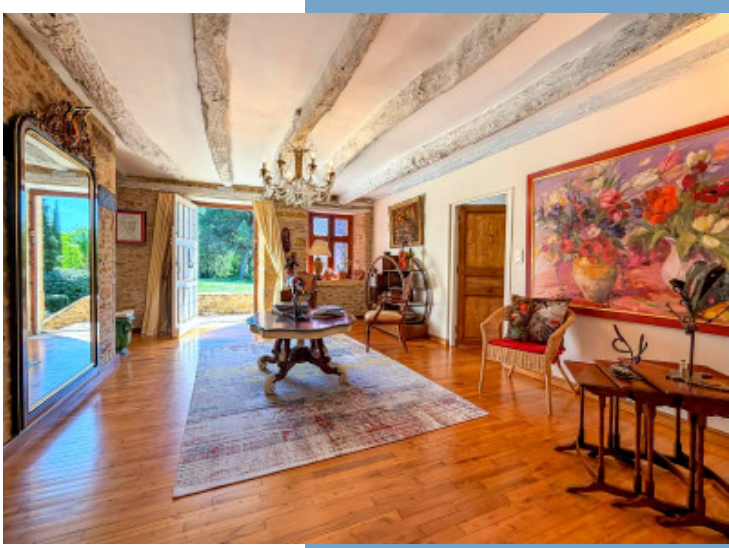
Hallway: 12 m² with built-in storage
Suite 2: 20 m² with direct outdoor access
Bathroom: 8 m² (walk-in shower, bathtub, double vanity, WC)

First floor:

Large bedroom / office: 22 m², attic-style, reversible air conditioning, high ceilings (3.85 m)

Annexes:

Full basement including a 40 m² cellar, laundry room, and boiler room (Buderus boiler)
Well-optimized and meticulously maintained overall space
INDEPENDENT GUEST HOUSE – 85 m² LIVING SPACE



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44689ENC24

COMPLETE FILE AND PHOTO ON REQUEST

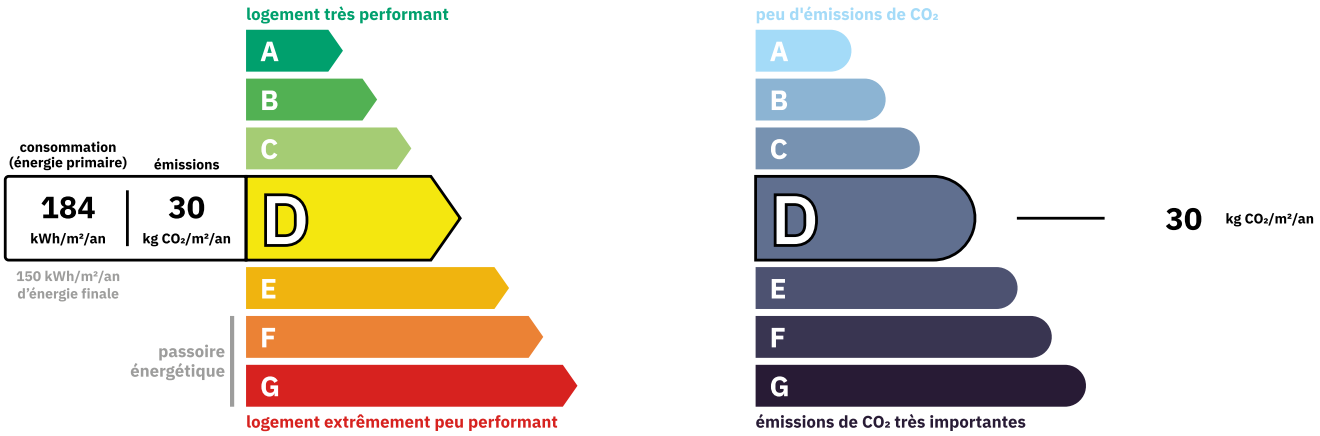
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 3308 € and 4476€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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