



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

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PROPERTY FACT FILE

REFERENCE	A44689ENC24
PRICE	€ 895,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (845 000 EUR hors honoraires)
BEDROOM	7
BATHROOM	3
ACCOMMODATION	250 m ²
LAND	76436 m ²
TOWN	La Chapelle-Aubareil
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage

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



- 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:

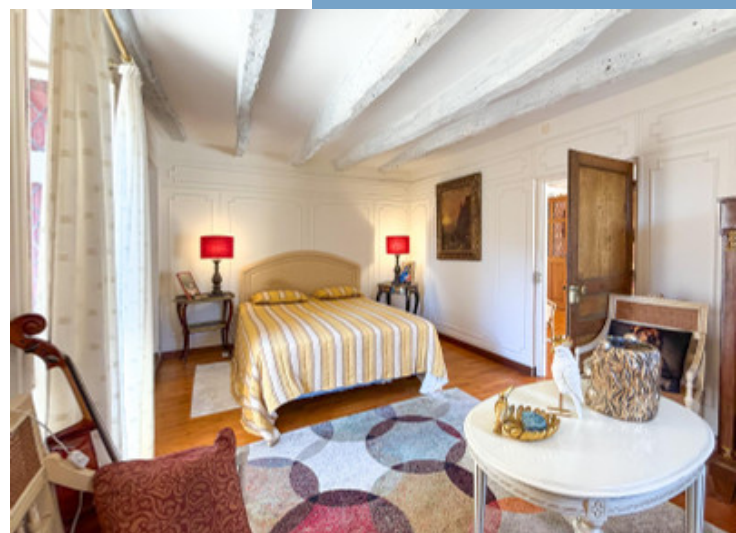
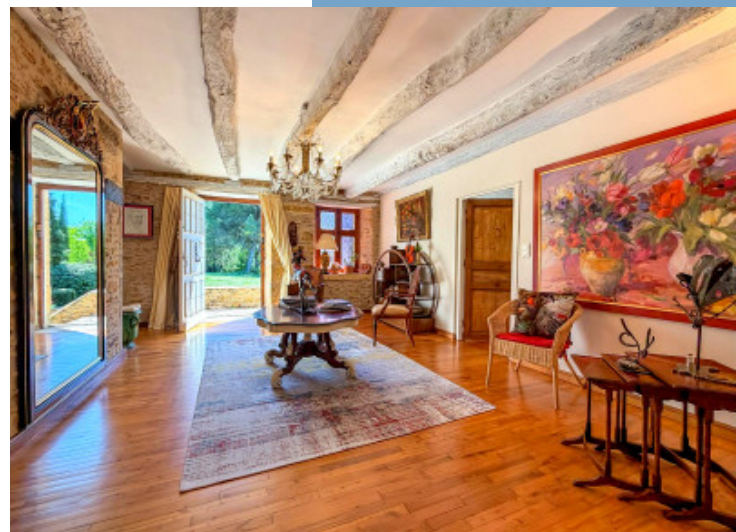
Full basement including a 40 m² cellar, laundry room, and boiler room (Buderus boiler)

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

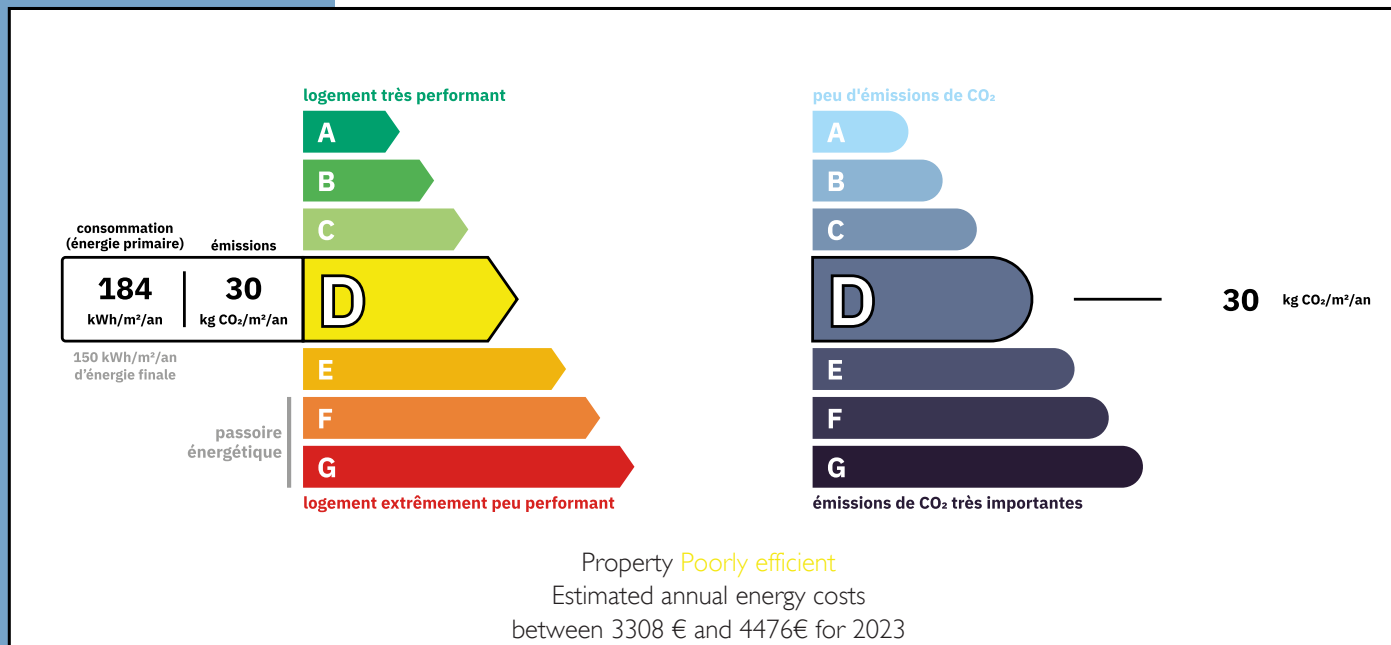


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ENERGIE-DPE

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



NOTICE

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

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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

Réf :A44689ENC24
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr