

## Authentic Stone Farmhouse with outbuildings, studio & Courtyard – Between Montignac and Sarlat



## INFORMATION

Town:	La Chapelle-Aubareil
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	200 m <sup>2</sup>
Plot Size:	1800 m <sup>2</sup>



## IN BRIEF

Tucked away in a quiet hamlet between Montignac-Lascaux and Sarlat, this authentic Dordogne farmhouse offers 200 m<sup>2</sup> of living space, a separate studio, and endless potential.

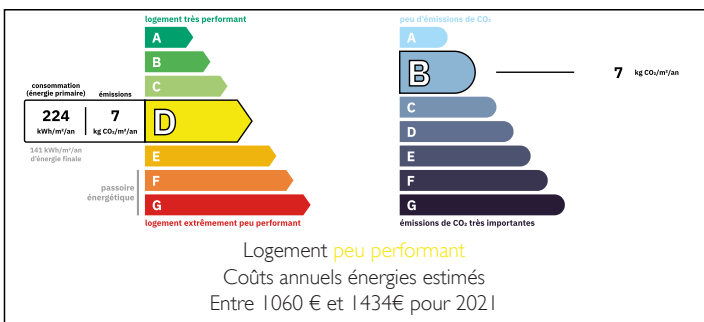
Steeped in rustic charm, the property combines lauze roofing, exposed beams, and a traditional bread oven with generous interiors ready for modernisation. The main house features a spacious living room with wood burner, a kitchen awaiting upgrade, a ground-floor ensuite bedroom, and two vaulted upstairs bedrooms linked by a Jack & Jill shower room.



A light-filled conservatory opens onto the enclosed courtyard garden, while the former animal shelter has been converted into a large guest studio with mezzanine — ideal for a gîte or artist's retreat. Several outbuildings offer scope for workshops or additional accommodation.



## ENERGY - DPE



Just 9 km from Montignac, 17 km from Sarlat, and

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

Tucked away down a quiet country track in one of the Dordogne's most enchanting hamlets, this character-filled stone farmhouse is a rare find—a hidden treasure waiting to be reimagined.

Located in the prestigious Black Périgord, renowned for its medieval villages, prehistoric caves, and vibrant markets, the property sits within easy reach of Sarlat-la-Canéda, Montignac-Lascaux, and the Vézère Valley.

Main House – 200 m<sup>2</sup> (approx.)

Living Room – 35.3 m<sup>2</sup>:

A warm and welcoming space with exposed beams, cobbled flooring, and a wood-burning stove. Direct access to the courtyard terrace.

Open-Plan Kitchen:

Equipped with base cabinetry, sink, and dishwasher plumbing—ready for updating to a modern country design.

Downstairs Bedroom – 30.5 m<sup>2</sup>:

Spacious with semi-enclosed ensuite shower and WC, a wood burner, and a pompe à chaleur for year-round comfort.

Upstairs Bedrooms (27.6 m<sup>2</sup> + 21.2 m<sup>2</sup>):

Two character rooms with vaulted ceilings and beams, connected by a shared “Jack & Jill” shower room (9.1 m<sup>2</sup>).

Additional Spaces

Conservatory – 38.8 m<sup>2</sup>:

Bright transition between interior and courtyard garden, ideal for dining, entertaining, or quiet mornings.

Bread Oven & Utility (8.5 m<sup>2</sup> + 13.8 m<sup>2</sup>):

With limestone sink and workspace—ideal for creative use or a rustic kitchen project.

Guest Shower Room & WC – 2.2 m<sup>2</sup>.

Independent Studio / Guest House

Once the old animal shelter, this building now offers: Ground floor – 31.7 m<sup>2</sup> with open plan living/work area.

Mezzanine loft – approx. 41.6 m<sup>2</sup> combined.

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES