

A Hidden Gem in the Heart of the Black Périgord – Timeless Stone Farmhouse between Sarlat + Montignac Lascaux

EXCLUSIVE



INFORMATION

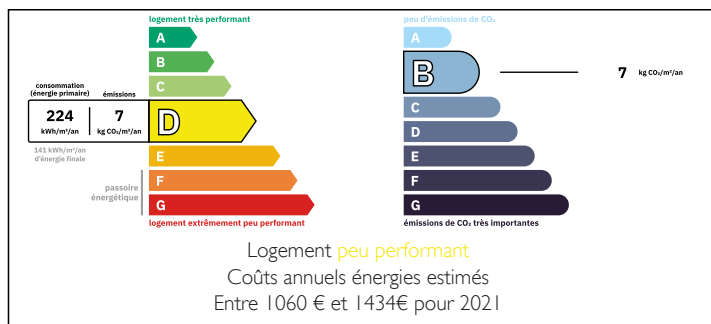
Town:	La Chapelle-Aubareil
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	200 m2
Plot Size:	1800 m2

IN BRIEF

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 just waiting to be reimaged. Located in the prestigious Black Périgord, renowned for its historic villages, prehistoric caves, and vibrant markets, the property is within easy reach of major tourist attractions such as Sarlat-la-Canéda, Lascaux, and the Vézère Valley.

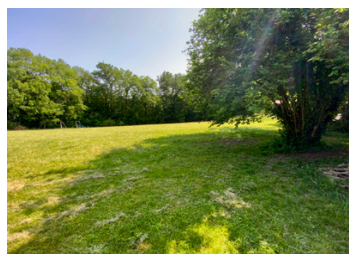
Steeped in charm and rustic beauty, this interconnected collection of stone buildings has evolved over the past four decades, carefully preserving original features like exposed timber beams, cobbled flooring, thick stone walls, and a traditional lauze roof. The result is a home that whispers of another era, full of character and brimming with potential.

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 habitation: EUR

NOTES

DESCRIPTION

The main house offers:

Spacious Living Room (35.3 m²): With a wood-burning stove and chimney, this welcoming space flows directly from the main entrance terrace. Open-Plan Kitchen: Equipped with cabinetry, a sink, and plumbing for a dishwasher—ready for a modern update.

Downstairs Bedroom (30.5 m²): With semi-enclosed ensuite shower and WC, plus both a pompe à chaleur and another wood burner for year-round comfort.

Upstairs Bedrooms: Two charming bedrooms (27.6 m² and 21.2 m²), connected by a 'Jack & Jill' shower room (9.1 m²). Vaulted ceilings and exposed beams enhance the historic character.

Beyond the main living quarters:

Covered Conservatory (38.8 m²): A light-filled transition to the enclosed courtyard garden, ideal for entertaining or relaxing.

Original Bread Oven & Utility Room (8.5 m² + storage 13.8 m²): Complete with limestone sink—ideal for rustic culinary use or creative workshop space.

Guest Shower Room & WC (2.2 m²)

Separate Studio/Guest House:

Once an old animal shelter, now a large independent space (ground floor 31.7 m² + mezzanine), perfect for guest accommodation, an artist's studio, or gîte rental. Features a spiral staircase leading to the loft (41.6 m² combined).

Exterior Highlights:

Enclosed courtyard garden with mature plantings and space to relax in privacy.

Multiple stone outbuildings, including a charming storage barn with mezzanine (total 21 m²), ripe for conversion.

Covered parking for 6+ cars and a small wooden shed.

Opportunity to acquire additional nearby properties