

Authentic Périgourdine Barn with Gîte Potential – A Hidden Gem in the Black Périgord

EXCLUSIVE



INFORMATION

Town:	La Chapelle-Aubareil
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	188 m2

IN BRIEF

Tucked into a tranquil hamlet in the idyllic upper valley near Montignac-Lascaux, this character-rich stone barn offers a rare opportunity to create something truly special in one of the Dordogne's most coveted locations.

Surrounded by serene countryside and just under 10 km from the renowned Lascaux caves, the property combines rustic charm with enormous potential. The barn benefits from a recently installed roof and double-glazed Velux windows, with the structure already divided internally to create two separate gîtes — ideal for holiday rentals, family living, or a creative rural retreat.



ENERGY - DPE

DPE not required.

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

Gîte 1 – Spacious 2 Bedroom Layout

Ground Floor:

Inviting salon/reception room (36 m²) with original stone fireplace

Double-aspect French doors to front and rear garden areas

Wooden spiral staircase leading upstairs

First Floor:

Bedroom 1: 16.5 m²

Bedroom 2: 10.7 m²

Bathroom: 6.11 m²

Gîte 2 – Cozy 1 Bedroom Space

Ground Floor:

Kitchen/utility room: 11.8 m²

Washroom: 5.4 m²

Separate entrance into salon/reception (27.5 m²) with fireplace and staircase

First Floor:

Bedroom: 15.7 m²

Each gîte benefits from private garden terraces, perfect for outdoor dining or soaking in the peace and beauty of the surrounding landscape.

Full of charm, character, and creative possibilities, this is a property that speaks to those with imagination and a love for timeless French countryside living.

LOCAL TAXES

Taxe habitation: EUR

NOTES

Montignac-Lascaux 9 km

Sarlat-la-Canéda 17 km

Les Eyzies 22 km

Le Bugue 32 km

Bergerac airport 76 km

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