

## Elegant Stone Village Home with Barn Conversion & Pool – Between Montignac & Sarlat



## INFORMATION

Town:	La Chapelle-Aubareil
Department:	Dordogne
Bed:	4
Bath:	4
Floor:	220 m <sup>2</sup>
Plot Size:	440 m <sup>2</sup>

## IN BRIEF

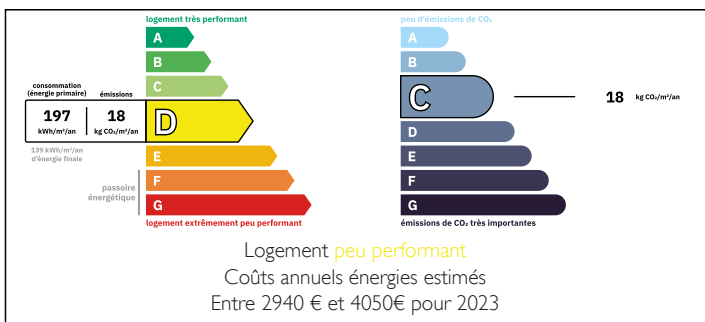
In the golden triangle of the Périgord Noir, between Montignac and Sarlat, this elegant stone village house with its adjoining barn conversion offers character, comfort, and high-quality bespoke finishes.

The heart of the home is a vast 67 m<sup>2</sup> open-plan living space with exposed beams, custom-made kitchen, and a striking stone fireplace. French doors open to a stylish courtyard garden with in-ground pool and shaded seating areas — perfect for entertaining or quiet summer afternoons. The property offers 4–5 bedrooms and 4 bathrooms, including a luxurious master suite and a Jack-and-Jill bathroom with freestanding tub and walk-in shower.

With its refined mix of heritage character and contemporary style, this home is ideal as a full-time residence or elegant holiday retreat in one of the Dordogne's most sought-after regions.



## ENERGY - DPE



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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 foncière:** 1126 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

This beautifully restored property combines the charm of a traditional stone village house with the comfort of a fully renovated barn, finished to an exceptional standard with bespoke details throughout.

### Ground Floor

Spacious 67 m<sup>2</sup> open-plan living area with custom wooden kitchen cabinets, marble/stone worktops, high-end range cooker, and striking stone fireplace with wood-burning insert.

Central island and dining space under exposed beams, flowing seamlessly into the sitting area.

Fully fitted utility room (9.5 m<sup>2</sup>) connected to a shower room with WC (7 m<sup>2</sup>), plumbed for laundry. Reception room/ground-floor bedroom (14.2 m<sup>2</sup>) with French doors opening to the garden.

Access to a hallway (6 m<sup>2</sup>), storage room (6.5 m<sup>2</sup>), and small garage (15 m<sup>2</sup>).

### First Floor – East Wing

Spacious mezzanine room (19 m<sup>2</sup>) with ensuite shower room & WC (5.6 m<sup>2</sup>).

Additional bedroom (13.2 m<sup>2</sup>) connected to a Jack-and-Jill family bathroom (14 m<sup>2</sup>) with freestanding tub, walk-in shower, and double vanity.

### First Floor – West Wing

Landing (7 m<sup>2</sup>) with attic access.

Master bedroom (21 m<sup>2</sup>) with ensuite shower room & WC (5.5 m<sup>2</sup>) and dressing room (3 m<sup>2</sup>).

Second large bedroom (23 m<sup>2</sup>) with direct Jack-and-Jill bathroom access and a fitted dressing cupboard (1.6 m<sup>2</sup>).

### Outside

A private courtyard garden with a mix of gravel and lawn provides an elegant yet low-maintenance setting. Several seating and dining terraces frame an