

Large Hamlet Property with 5 Bedrooms, swimming pool, barns, apartment, and a lake.....



## INFORMATION

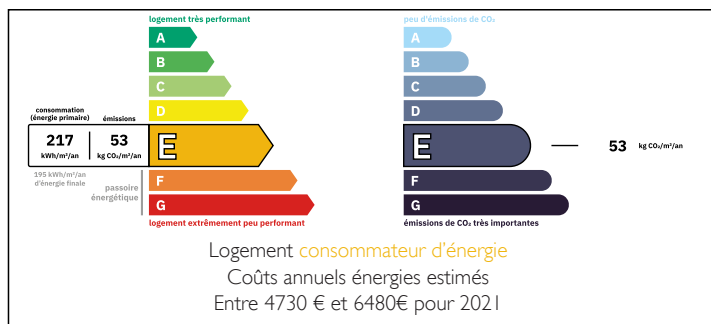
Town:	Chalais
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	308 m2
Plot Size:	29639 m2

## IN BRIEF

Chalais is a charming village located in the northern part of the Dordogne department in southwestern France. Known for its picturesque landscapes, Chalais is surrounded by lush countryside, rolling hills, and dense forests, making it an ideal spot for nature lovers and outdoor enthusiasts. The area is dotted with traditional stone houses and historic buildings, offering a glimpse into the region's rich cultural heritage.



## 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

You enter the property via a courtyard into an entrance hall. To the left, there is a cozy lounge featuring a log-burning stove and access to the rear garden. This space leads into a large kitchen with a dining area at one end, and a pantry/utility room at the other. Double doors from the kitchen open to the front of the property. The oil-fueled central heating boiler is located in the utility room, with the fuel tank housed in a small outbuilding adjacent to the house.

On the opposite side of the house, you'll find a formal dining room followed by a spacious living room with an additional dining area. The lounge area is heated by a fuel-burning stove. At this end of the house there are two bedrooms that share a Jack and Jill bathroom. Below this section, there is a large study. Currently, the property is used as a large holiday home, with an apartment reserved for a housekeeper. However the main house could easily be divided into two or three separate accommodations if desired.

The first floor features two more bedrooms and a bathroom. On the top floor, there is a bedroom built into the eaves, complete with an ensuite shower room. Additionally, a separate one-bedroom apartment is accessible via a staircase from the courtyard.

Outside, the property offers a swimming pool, two stables, a potting shed, two barns, a wood store, and ample off-road parking. The property also includes a cellar and...