

6 bedroom country house with infinity pool and far-reaching valley views



INFORMATION

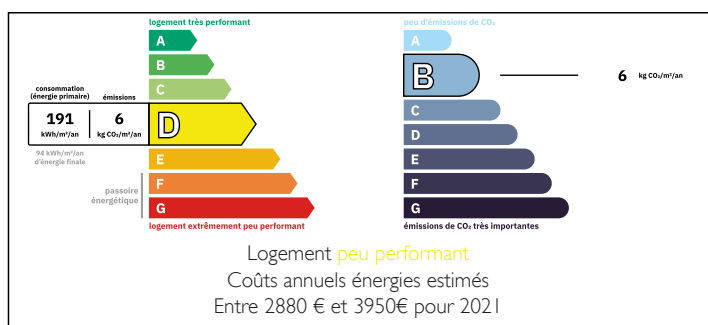
Town:	Castelnaud-la-Chapelle
Department:	Dordogne
Bed:	6
Bath:	2
Floor:	205 m2
Plot Size:	44703 m2



IN BRIEF

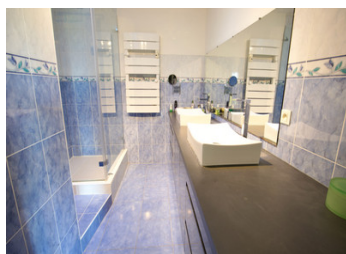
Private and peaceful hilltop home that has been designed to maximise the amazing views. The open plan living and dining room is full of light and opens directly onto the terrace with panoramic views over the infinity pool to the Dordogne valley below. There are six bedrooms, four of which have exterior access, and two large bathrooms. The extensive grounds are a combination of field and walnut trees and there are several large agricultural hangars on the property.

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.



DESCRIPTION

LAYOUT

Central:

Entry and hallway (21m2)

Lounge, dining and kitchen (75m2)

Bedroom 1 (21m2) with exterior access

Left side:

Bedroom 2 (22m2) with exterior access

Bedroom 3 (11m2) currently used as an office with exterior access

Shower room (7m2)

Laundry (6m2)

Right side:

Toilet (2m2)

Bathroom (8m2)

Bedroom 4 (11m2)

Bedroom 5 (12m2) with exterior access

Bedroom 6 (11m2)

GENERAL

Double glazed with electric blinds on French doors

Electric heating and wood burning stove

Quality fitted kitchen with Siemens appliances

EXTERIOR

11 x 5 m infinity swimming pool

140 walnut trees

3 large agricultural hangars

LOCATION

Perigord Noir

Golden Triangle

Castelnaud-la-Chapelle

Valley of the five chateaux

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

LOCAL TAXES

Taxe foncière: 1460 EUR

Taxe habitation: EUR

NOTES