

## Charming Character Property in a Peaceful Setting – 190 m Living Space + Outbuildings – Swimming Pool



## INFORMATION

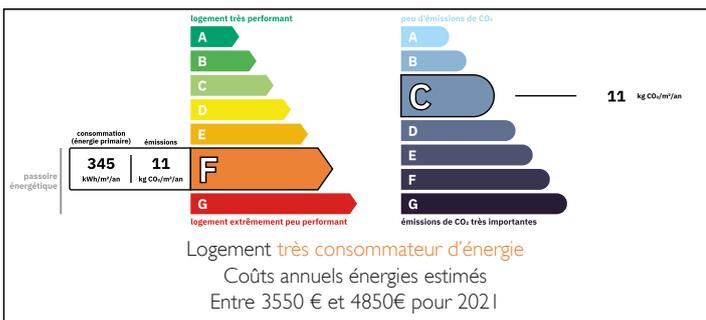
Town:	La Chapelle-Montabourlet
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	190 m <sup>2</sup>
Plot Size:	10505 m <sup>2</sup>



## IN BRIEF

Nestled in a tranquil environment, this beautiful property perfectly combines authenticity with modern comfort. With stunning open views over the Périgord-Limousin Regional Park, it features a spacious main house, a second building that could be converted into a Gite / Apartment, a dovecote with a workshop, and a swimming pool with a stone-built pump room.

## 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

**\*\*Main House (190 m<sup>2</sup> – 7 rooms):\*\***

Originally built before 1900 and extended in 1970, this charming home offers generous living spaces across two levels:

**\*\*Ground Floor (118 m<sup>2</sup>):\*\***

- Bright living room with fireplace (32 m<sup>2</sup>)
- Dining room (23 m<sup>2</sup>)
- Master suite with private bathroom (22 m<sup>2</sup>) and open views
- Separate kitchen (16 m<sup>2</sup>)
- Pantry (5 m<sup>2</sup>)
- Separate WC
- Hallways and passageways (18 m<sup>2</sup>)

**\*\*First Floor (71 m<sup>2</sup>):\*\***

- 4 spacious bedrooms (12 to 19 m<sup>2</sup>) with beautiful views (bell tower, well, courtyard, lime tree)
- Bathroom with double sink and WC
- Landing and hallway (9 m<sup>2</sup>)
- Convertible attic space (57 m<sup>2</sup>)

**\*\*Second Floor Attic:\*\*** An additional 70 m<sup>2</sup> offering further conversion potential.

**### \*\*Secondary House / Garages (160 m<sup>2</sup> usable space):\*\***

Built in stone in 1970, this building includes on the ground floor:

- Large garage (28 m<sup>2</sup>)
- Small garage (21 m<sup>2</sup>)
- Wood store (12 m<sup>2</sup>)
- Pantry (15 m<sup>2</sup>)

Upstairs, an 80 m<sup>2</sup> concrete slab is currently used for storage but could be converted into an apartment / gite / games room / offices.....

Water, electricity, and a wastewater system are already in place, making it easy to transform into a habitable space.

## LOCAL TAXES

Taxe foncière: 1199 EUR

Taxe habitation: EUR

## NOTES