

Charming stone house with separate gîte + pool in an idyllic village between Montignac-Lascaux & Sarlat

EXCLUSIVE



INFORMATION

Town:	La Chapelle-Aubareil
Department:	Dordogne
Bed:	7
Bath:	4
Floor:	240 m2
Plot Size:	1356 m2

IN BRIEF

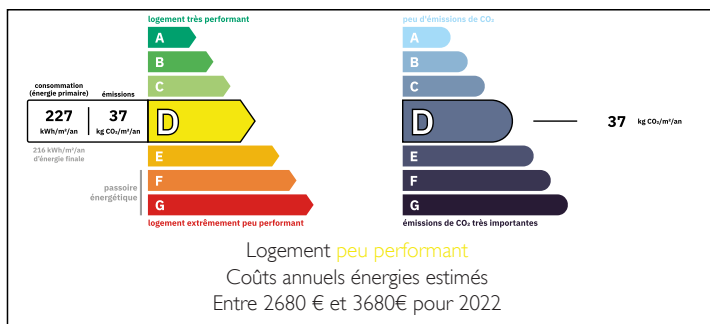
In a quiet village just 8 mins from Montignac, this charming ensemble includes a spacious 4-bed main house plus a 3-bed gîte—ideal for dual living or holiday rental income.

Offering approx. 240 m² total living space, the property features a large 57 m² living room with log burner, quality kitchens, multiple bathrooms, and flexible access between the two dwellings.

Set on 1,356 m² of enclosed gardens with a heated swimming pool, vegetable plot, and covered terraces, it's connected to mains drainage and is fully double glazed. The gîte has a proven rental record and 3-star classification.

Peaceful yet central, the property is close to the Lascaux caves, Sarlat, and Brive airport—ideal as a home, second home, or turnkey rental investment in the heart of the Périgord Noir.

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

Located in the sought-after village of La Chapelle Aubareil, just 8 minutes from Montignac and the world-famous Lascaux caves, this well-presented stone property includes two interlinked dwellings with a heated swimming pool and income potential.

MAIN HOUSE (approx. 142 m² habitable)

Built in traditional local stone and full of charm:

Generous 57 m² living room with log burner, triple French doors to a south-facing paved terrace, and access to a covered outdoor seating area (4.2 m²). Fully equipped kitchen (14.4 m²) with range cooker and breakfast bar.

Ground floor also includes a utility room (4.6 m²) and separate WC (1.4 m²).

Upstairs, 4 bedrooms: 12.2 m², 14 m², 11.3 m², and a 16 m² master with ensuite shower room (4.2 m²). A large family bathroom (6 m²) completes the upper floor.

GÎTE (approx. 98 m² habitable)

Attached but with independent access (also accessible internally if preferred):

Ground floor: 41 m² open-plan living/dining/kitchen area.

Upstairs: 3 bedrooms (9 m², 8.5 m², 10 m²), including a master with ensuite shower room (3.7 m²).

Family bathroom (5.6 m²) and landing area (3.4 m²)—ideal as an office space or reading nook.

Proven track record as a 3-star rated holiday rental, ideal for seasonal income or guest accommodation.

EXTERIOR FEATURES

Heated 12 x 5 m swimming pool (heat pump) with stone pool house for equipment and storage.

Plot of 1,356 m², fully enclosed and easy to maintain.

Wooden-roofed dining terrace off the main

LOCAL TAXES

Taxe foncière: 1955 EUR

Taxe habitation: EUR

NOTES