

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



EXCLUSIVE

INFORMATION

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



IN BRIEF

*** OFFER ACCEPTED ***

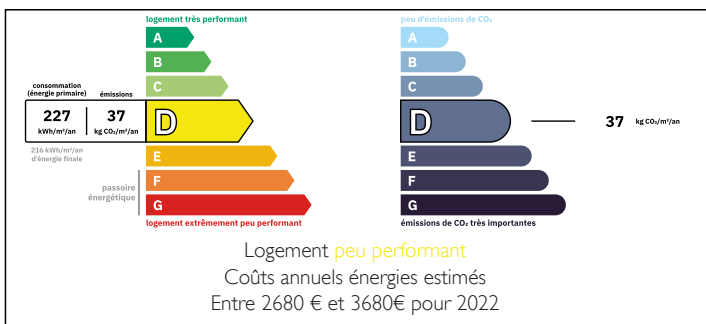
In a quiet village just 8 mins from Montignac, this charming ensemble includes a spacious 4-bed main house plus a 3-bed gîte—ideal for dual living or holiday rental income.

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

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.



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: 3100 EUR

Taxe habitation: EUR

NOTES