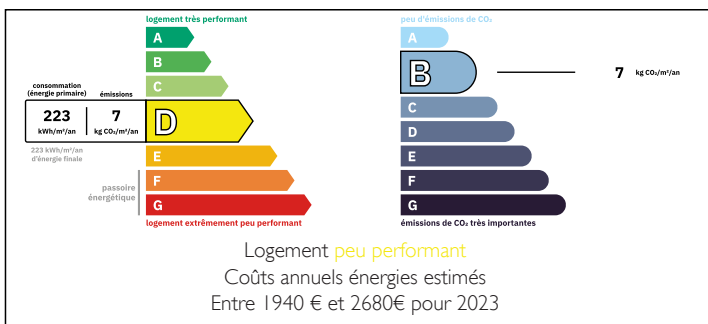


Beautiful Perigord style house, 4 bedrooms , heated pool, 5 mins to Castelnau la Chapelle centre near Sarlat



ENERGY - DPE



INFORMATION

Town:	Castelnau-la-Chapelle
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	126 m ²
Plot Size:	2721 m ²

IN BRIEF

Beautifully renovated Périgord-style property offering 126 m² of living space, set in 2,721 m² of private landscaped gardens in the heart of the Dordogne countryside.

Built in 1991 and completely renovated by the current owners, the house is presented in excellent condition and ready to move into.

Just 5 minutes from Castelnau-la-Chapelle, one of the Plus Beaux Villages de France, and 18 minutes from the historic medieval town of Sarlat-la-Canéda.

A heated 10 x 5 m swimming pool with stone terrace provides an inviting outdoor living area. Large glazed doors create a seamless connection between the interiors, terraces and gardens.

The spacious open-plan living/dining room and kitchen are complemented by an entrance hall/study,

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

This delightful Périgord-style property offering 126 m² of living space is ideally situated in Castelnau-la-Chapelle, one of Les Plus Beaux Villages de France, in the heart of the Dordogne Valley and Périgord Noir, within easy reach of Sarlat-la-Canéda. It is conveniently just a 5 minutes drive from the Dordogne river.

Built in 1991 in traditional Périgord Noir style, the property has been extensively renovated and carefully maintained by the current owners. Presented in excellent condition throughout, it is ready to move into and enjoy immediately.

Recent renovations and improvements include the reconstruction of the first floor to create an additional bedroom, installation of reversible air conditioning upstairs and a new heat pump, roof renovations and repairs, a new swimming pool liner and pool heat pump, renovated bathrooms and kitchen, built-in wardrobes in the bedrooms, ceiling fans, and improvements to the electrical and plumbing installations.

Set within 2,721 m² of private landscaped gardens, the property enjoys a peaceful and secluded setting surrounded by established greenery. The house and outdoor dining terrace overlook the heated 10 x 5 m swimming pool, which is surrounded by attractive stone terraces, creating a wonderfully private outdoor living area for relaxing, dining and enjoying the Dordogne sunshine.

There is a generous entrance area which could also be used as a study, reading room or additional sitting room. This leads into the spacious 48 m² open-plan kitchen, dining and living area, featuring a wood-burning stove and large sliding glass doors opening directly onto the sunny...

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