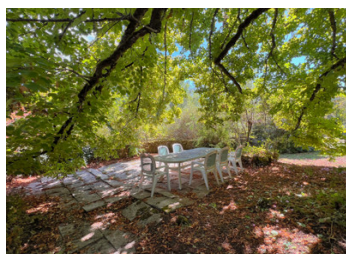


Charming country house with 170m² of living space, comprising 3 bedrooms, a swimming pool and 12105m² of land



INFORMATION

Town:	La Chapelle-Montmoreau
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	170 m ²
Plot Size:	12105 m ²



IN BRIEF

Built in 1869, this charming country house, with approximately 170m² of living space, captivates with its authenticity, spacious rooms and pleasant living environment.

Spread over three floors, the ground floor features a spacious living room with high ceilings, a shower room and a storage area.

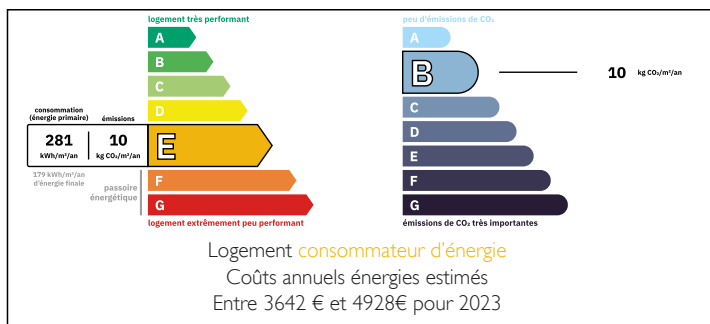
Upstairs, a fitted kitchen, a large, cosy dining room with a wood-burning stove, two bedrooms, a study and a bathroom combine to create a charming living space.

On the upper floor, a large attic bedroom measuring 25m² and a storage area complete the property.

Outside, the house boasts a lovely landscaped garden, a 10x5 swimming pool with a terrace, a utility room and a wooden garden shed.

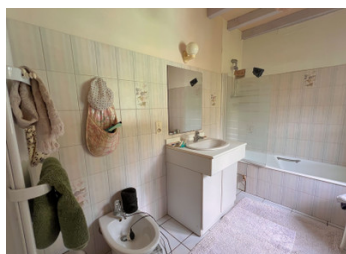
This house requires only a few refurbishment works to become a truly cosy and personalised home. It offers spacious rooms, preserved period charm and a particularly pleasant outdoor area for enjoying...

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.



LOCAL TAXES

Taxe foncière: 1455 EUR

NOTES

DESCRIPTION

Whilst not completely secluded, the property enjoys a peaceful and unspoilt setting, with no immediate neighbours, offering a pleasant sense of privacy in everyday life. A small country lane harmoniously divides the property into two distinct areas. Surrounding the house, approximately 1,000 m² of carefully landscaped grounds feature the garden, the terrace, the swimming pool and the garden shed. On the other side lies a beautiful plot of over one hectare, offering numerous possibilities depending on your preferences: keeping animals, creating a large vegetable patch or orchard, or simply enjoying a beautiful natural space.

Hallway: 14 m²

Bathroom with WC: 2.8 m²

Storage room: 2 m²

High-ceilinged living room: 36 m²

First floor

Kitchen: 8.4 m²

Study: 8 m²

Dining room: 33 m²

Bathroom: 6 m²

Toilet: 1.6 m²

Bedrooms: 11.5 and 8.5 m²

Top floor (attic)

Attic bedroom: 25 m² floor area

Storage room (loft): 12 m²

All measurements are approximate

La Chapelle-Montmoreau is located:

12 km from Brantôme

13 km from Nontron (sub-prefecture)

37 km from Périgueux (prefecture)

59 km from Angoulême (LGV/TGV station)

83 km from Limoges (airport)

86 km from Bergerac (airport)

159 km from Bordeaux (airport)

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