



PRESTIGIOUS STONE ESTATE WITH THREE
INDEPENDENT HOMES | 2 HECTARES OF
LANDSCAPED GROUNDS & STUNNING VIEWS

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PROPERTY FACT FILE	
REFERENCE	A45930TP24
PRICE	€ 798,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (755 000 EUR hors honoraires)
BEDROOM	8
BATHROOM	6
ACCOMMODATION	404 m ²
LAND	20400 m ²
TOWN	Castelnau-la-Chapelle
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Private parking
*Price based on current exchange rate which is subject to change	



- Exceptional Panoramic Views
- Private pond, rose garden, woodland and veg garden
- Great potential for a family-run tourism business
- Three self-contained houses
- A tranquil and unspoilt setting

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Looking for a truly unique home that combines character, space, and nature?

Nestled in the heart of a charming and secluded hamlet of beautiful period homes, this outstanding stone property, dating back to 1830,

DESCRIPTION

Looking for a unique property combining character, space and nature?

Nestled in an unspoilt natural setting, within a discreet hamlet of beautiful character homes, this exceptional estate immediately captivates with its peaceful atmosphere and outstanding surroundings. Set in over 2 hectares of magnificent landscaped grounds, it enjoys breathtaking panoramic views across the rolling hills of the Périgord. A truly rare address where privacy, tranquillity and quality of life come together.

The estate features a 12 x 6 m saltwater swimming pool, a private pond, a rose garden, a vegetable garden, woodland and beautifully landscaped gardens, creating an idyllic environment.

Built around an authentic stone house dating from 1830, the property comprises three independent dwellings, offering exceptional potential as a prestigious family home, luxury holiday rentals or B&B business, or a multi-generational residence.

Main House – 274 m²

Full of character, the main residence blends period charm with modern comfort, featuring generous living spaces, high ceilings, exposed stone walls and original beams.

It includes an elegant entrance hall, a magnificent dual-aspect 61 m² reception room opening onto a covered balcony overlooking the estate, a spacious 41 m² eat-in kitchen ideal for entertaining, and four en-suite bedrooms, including a generous garden-level suite with both a bathtub and separate shower. Five WCs provide additional everyday comfort.

Second Stone House – 95 ...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A45930TP24>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

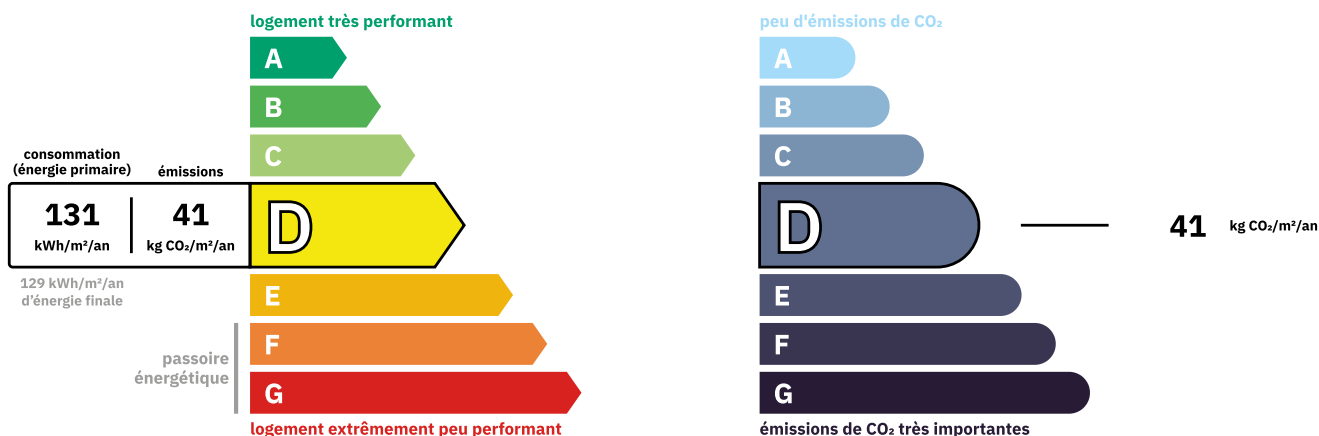
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ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 4041 € and 5467€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
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