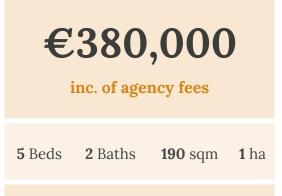


# Country House with 1Ha of Land and Outbuildings

### La Chapelle-Montabourlet, Dordogne, Nouvelle Aquitaine





Characterful house with a swimming pool and outbuildings set on 1 hectare of land situated less than 5 minutes from shops in the Dordogne.

# At a Glance

Reference	MFH-IJLN3CMF	Near to	Perigueux
Bed	5	Bath	2
Land	1 ha	Pool	Yes

Price €380,000 Hab.Space 190 sqm Land Tax N/A

#### **Property Description**

Located on the outskirts of a small village, this charming property is situated less than 5 minutes away from shops. It features a characterful house with a swimming pool, outbuildings, and is set on 1 hectare of land.

The family country house offers a living area of approximately 190 sqm spread over two levels. The ground floor comprises a living room with a fireplace, a dining room, an independent kitchen, and a bedroom with an en-suite bathroom, making it entirely suitable for single-level living. Upstairs, there are four bedrooms and a bathroom.

In addition, there is a second building with two garages and a storage area on the ground floor, and an 80 sqm space on the upper floor, providing potential for a professional project. The property also includes a dovecote/workshop and is set on a hectare of land with a well and partially wooded areas. It is worth noting that this property is eligible for the new 2024 energy renovation grants.

# The Accommodation

### The ground floor

- 23 sqm Dining Room
- 16 sqm Kitchen
- 22 sqm Bedroom with bathroom en suite
- 1,5 sqm W.C
- 5 sqm Cellar
- 18 sqm Clearing

### The first floor

• 12 sqm - Bedroom

- 11 sqm Bedroom
- 14 sqm Bedroom
- 19 sqm Bedroom
- 6 sqm Room of water
- 9 sqm Clearing

Summary		Key Information	
Property type:	Countryside house	Year Built:	1800
Bedrooms:	5	Internal Area:	190 sqm
Bathrooms	2	Land Area:	1 ha
Price	€380,000	Floor:	2
		How many Outbuildings:	2
		Number of Fireplaces:	1
		Property Features:	
		<ul><li>garages</li><li>atelier</li></ul>	
		Has Attic Space:	Yes
		Has an Office / Study?	Yes
		Has a Garden	Yes
		Has a Terrace?	Yes
		Swimming Pool?	Yes
		Has Satellite TV	Yes

Location: Nouvelle Aquitaine



# Gallery

























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#### S. and L. BROWN



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