



## Country residence in an Idyllic setting,

24300, La Chapelle-Montmoreau, Dordogne, Nouvelle-Aquitaine

€395,000

Ref: BVI64826

\* Available \* 5 Beds \* 3 Baths

Country residence in an Idyllic setting

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**French Entrée** 



## Property Description

Accessed via a gated entrance, this character country property offers 4 beds, 2 baths, together with attached annexe, outbuildings, pool to renovate and gardens/parkland/forest (oak and sweet chestnut providing firewood) of approx 2.45 hectares.

The principle accommodation has been renovated by the present owners, with many period features retained. Briefly comprising - Ground Floor: dining-kitchen with 12kw wood burning stove, superb sitting room (approx 60m<sup>2</sup>) with 20kw wood burning stove with galleried landing, snug/tv room, study/bedroom and utility. To the First Floor: Main bedroom with extensive bath and shower room facilities, 2 further bedrooms and shower room.

There is also excellent potential to renovate an area of self-contained accommodation to possibly create a good sized guest annexe or gîte (subject to necessary permissions). This briefly comprises - a storeroom, bedroom and bathroom.

In addition, there are outbuildings for storage or workshop use.

As mentioned previously, the private grounds are extensive having numerous mature trees/forested area, shrubs, fruit trees, etc (nectarine, pear, fig, walnut) and include a covered outdoor seating area, this being conveniently located close to the pool (12m x 5m), this now in need of full refurbishment, however does already offer three full width bench steps to access the pool and 2.10m deep at the deep end.

This private, but not isolated property, is located approx 12km from the large and popular centres of Brantome and Nontron. The airports of Limoges and Bergerac are 75km and 90km respectively.

Price including agency fees : 395 000 €

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Buyer commission included: 6 %



