



Chillaveau A luxury 6 bed, 2 home Country House with Large Barn, mature Gardens in Grand Brassac, Dordogne,



Information de l'agent

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| Nom: | Niall Madden |
| Nom de compagnie: | Esales Property Limited |
| Pays: | Royaume-Uni |
| Experience since: | 2002 |
| Type de service: | Selling a Property |
| Specialties: | |
| Property Type: | Apartments |
| Téléphone: | |
| Languages: | English |
| Site web: | https://esalesinternational.com |

Détails de l'annonce

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|--------------|----------------|
| Propriété à: | Vendre |
| Prix: | USD 695,688.66 |

Location

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|---------------------|--------------------|
| Pays: | France |
| Adresse: | Imp. de la Vigneta |
| Indicatif régional: | 24350 |
| Soumis: | 04/06/2025 |

Description:

Chillaveau A luxury 6 bed, 2 home Country House with Large Barn, mature Gardens in Grand Brassac, Dordogne, France

Esales Property ID: es5554633

Property Location

491 Impasse de la Vigneta
Grand Brassac
Aquitaine
24350
France

Property Details

Discover Chillaveau: A Luxury 6-Bedroom Country Home in Grand-Brassac, Dordogne, France



Where position is everything, Chillaveau at the end of a wooded Impasse (cul du sac) , offers absolute tranquility and stunning views. An extraordinary opportunity awaits the acquisition of this superbly positioned country house nestled amidst the rolling hills of the enchanting Dordogne region in southwestern France. This magnificent property offers a rare blend of secluded luxury, historical charm, and breathtaking natural beauty, making it an ideal retreat or a substantial family home. Located just 2 kilometers from the medieval village of Grand-Brassac, known for its beautiful church, highly sought-after restaurant, local school, and incredibly friendly village atmosphere, Chillaveau promises a lifestyle of serene tranquility without sacrificing convenience.

A Setting Steeped in History and Natural Beauty

The Dordogne, often referred to as Périgord, is celebrated globally for its picturesque landscapes, rich history, and profound cultural heritage. From Chillaveau, you are perfectly placed to explore a region dotted with ancient châteaux, each telling tales of centuries past. Nearby, the famous caves with prehistoric paintings offer a fascinating glimpse into human artistry from millennia ago, including the renowned Lascaux IV International Centre for Cave Art, a modern recreation of the original.

Just a short 20-minute drive transports you to Brantôme, affectionately known as the 'Venice of France.' This charming town, built on an island formed by the River Dronne, captivates with its beautiful abbey, riverside walks, and quaint bridges. A mere 30 minutes away lies Aubeterre-sur-Dronne, officially listed as one of the 'most beautiful villages in France.' This cultural gem is famous for its astonishing monolithic underground church, carved directly into the rock face, providing a truly unique and awe-inspiring experience. Living at Chillaveau means having these iconic landmarks and countless other hidden treasures right on your doorstep.

The immediate surroundings of Chillaveau are a haven of natural beauty. The approach to the house itself is a private and enchanting journey, approximately 0.5 kilometers along a wooded impasse (a no-through road). This ensures complete privacy and seclusion, creating an immediate sense of escape as you arrive. The property's elevated position offers spectacular views across the rolling Dordogne countryside, providing a serene backdrop for daily life and outdoor entertaining.

An Exceptional Gardener's Paradise and Wildlife Sanctuary

One of the most remarkable features of Chillaveau is its truly exceptional garden. Previously open to the public, this garden is a testament to meticulous care and passionate cultivation. It boasts superb views that stretch across the verdant landscape, making every moment spent outdoors a visual delight. For any keen gardener, this space is an absolute dream, featuring well-stocked, mature planting that offers year-round beauty, vibrant colors, and delightful fragrances. Paths wind through various sections, revealing hidden nooks, charming seating areas, and an abundance of established flora. With a variety of fruit trees, 10 peach trees, various apple trees, plums, damsons, pomegranate and figs.

Beyond its horticultural splendor, Chillaveau is a veritable haven for bird lovers. The property provides a privileged vantage point for observing diverse birdlife, including the spectacular sight of migrating cranes as they journey between North Africa and Scandinavia and include skylark, nightingales and the Hoopoe.



Imagine enjoying your morning coffee or an evening meal on the terrace, serenaded by birdsong and witnessing nature's grand spectacle. The large terrace, ideal for outside dining, offers a space of complete tranquility, where the only sounds are those of the natural world, allowing for ultimate relaxation and communion with the environment.

Versatile Living Spaces: Main House and Attached Farmhouse

Chillaveau offers generous and flexible living accommodations, thoughtfully divided into a main house and an original attached farmhouse. This configuration provides ample space for a large family, multi-generational living, or significant guest capacity, while also presenting opportunities for rental income.

The main house comprises 4 spacious bedrooms and two well-appointed bathrooms, providing comfortable and private quarters. The design likely incorporates traditional elements typical of the region, such as exposed beams or stone, blending seamlessly with modern comforts.

Attached to the main house is the original farmhouse, which has been sensitively integrated to expand the living space. This section features 2 additional bedrooms, sharing a convenient Jack and Jill bathroom. A highlight of the farmhouse is its charming balcony, which offers further beautiful views of the surrounding countryside, perfect for enjoying quiet moments or an evening aperitif. The combined six bedrooms and three bathrooms ensure that guests or family members have ample space and privacy, making Chillaveau ideal for hosting gatherings or accommodating visitors for extended periods.

Adding to the property's immense versatility is a substantial barn, approximately 350 square meters in size. This impressive structure offers endless potential, whether you envision it as a magnificent space for gatherings with fabulous views, a dedicated area for hobby farming, or secure storage for an extensive car collection. For automotive enthusiasts, this barn is a dream come true, especially with the renowned vintage car rally/convention in Angoulême attracting enthusiasts and tours annually, making it an ideal base. In addition to the barn, the property also includes a greenhouse, perfect for cultivating plants and extending the growing season, alongside the usual garage parking for two cars, ensuring ample space for everyday vehicles.

Unrivalled Privacy and Excellent Accessibility

The sense of complete privacy at Chillaveau is unparalleled. The approach via a 0.5-kilometer wooded impasse, with no through road, means that the property is truly secluded from external traffic and noise. This exclusivity enhances the feeling of a private sanctuary, where peace and quiet are paramount.

The gastronomy of the Dordogne is another compelling reason to consider this region. It's a culinary paradise famous for duck (foie gras, magret de canard), black truffles, and walnuts. Local markets are brimming with fresh produce, regional cheeses like cabécou, and delicious fruit tarts. The local Bergerac wines perfectly complement the rich cuisine. We are 45 mins from St. Emilion, said to be the international wine capital of the world. An hour and half from Cap Ferrar on the Atlantic coast

This luxury country home in Grand-Brassac is more than just a property; it's an opportunity to embrace a coveted lifestyle in one of France's most cherished regions. With its exceptional garden, versatile living

spaces, unparalleled privacy, and proximity to both natural wonders and charming villages, Chillaveau offers a truly rare and exceptional living experience.

ABOUT THE AREA

Grand-Brassac is a charming commune nestled in the heart of the Dordogne department, within the Nouvelle-Aquitaine region of southwestern France. This picturesque area is renowned for its idyllic countryside, rolling hills, lush forests, and a pace of life that embraces tranquility and authenticity. The village itself, while small, embodies the quintessential French rural charm, with stone houses, a historic church (like the Church Saint-Pierre-et-Saint-Paul), and a welcoming atmosphere. It offers a perfect retreat for those seeking to escape the hustle and bustle, providing a true taste of the relaxed French way of life, often accompanied by the gentle sounds of nature.

The Dordogne region, also known as Périgord, is an absolute paradise for those who love to explore and immerse themselves in culture and history. From Grand-Brassac, countless activities await. You can embark on scenic hiking and cycling trails that crisscross the countryside, leading you through quaint villages, past ancient châteaux, and alongside serene rivers. The River Dronne nearby offers opportunities for canoeing and kayaking, especially around the picturesque town of Brantôme, often referred to as the 'Venice of Périgord' due to its island setting. History enthusiasts will be captivated by the region's abundant medieval castles, such as the Château de Bourdeilles or the Château de Neuvic, each telling tales of bygone eras. For a journey into deeper history, the Grotte de Villars Cave, one of the few open to the public, showcases impressive stalactites and stalagmites, alongside prehistoric drawings. Exploring the charming towns of Sarlat-la-Canéda with its medieval architecture or Bergerac with its vineyards and riverside charm or Domme, the 'Acropolis of the Périgord' knights Templar also make for delightful day trips.

The gastronomy of the Dordogne is a significant part of its allure, celebrated worldwide for its rich and indulgent specialties. This region is a true haven for food lovers, with local markets brimming with fresh produce and regional delicacies. The star of the show is undoubtedly duck, prepared in countless delicious ways, including foie gras and magret de canard (pan-fried duck breast). The elusive and highly prized black truffles, known as 'black diamonds,' are another seasonal highlight. Beyond duck and truffles, the Dordogne is famous for its walnuts, which feature in oils, cakes, and even savory dishes. You'll also find exquisite local cheeses, particularly the goat's cheese known as cabécou. For those with a sweet tooth, tourtière (a type of apple pie) and various fruit tarts made with the region's sweet strawberries, melons, and plums are irresistible. Don't forget to sample the local wines, especially those from the Bergerac appellation, which offer a delightful complement to the rich cuisine.

For international travelers, Grand-Brassac and the wider Dordogne region are well-served by several airports, offering convenient access. The nearest and most commonly used airport is Bergerac Dordogne Périgord Airport (EGC), located approximately 77 kilometers (about 48 miles) away, which can be reached in just over an hour's drive. Bergerac Airport offers good connections with the UK and other European cities. Another viable option is Bordeaux-Mérignac Airport (BOD), situated about 105 kilometers (around 65 miles) from Grand-Brassac, with a drive time of approximately 1 hour and 45 minutes. Bordeaux is a larger international airport with a wider range of flights and carriers. The fast train to Paris (2hrs) from Angoulême (55kl from Chillaveau) perfect for day trips, exhibitions, theatre and fine



dining.

Further options include Limoges – Bellegarde Airport (LIG), which is approximately 84 kilometers (around 52 miles) away, and Brive Vallée de la Dordogne Airport (BVE), also within a reasonable driving distance, especially if exploring the eastern parts of the Dordogne. While public transport from these airports to Grand-Brassac might require multiple connections, hiring a car is highly recommended for exploring the region's scattered attractions and fully appreciating the beautiful countryside. This accessibility, combined with the region's natural beauty and culinary delights, makes Grand-Brassac an exceptional destination for a holiday home or a permanent residence.

MAiN FEATURES:

- * 300m2 of living space
- * 16000m2 plot
- * 6 Bedrooms
- * 3 Bathrooms
- * Stunning Views
- * Private Parking
- * Private Garden
- * Underfloor heating and wood burning stoves
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of France
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Commun

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|------------------|--------------------|
| Chambres: | 6 |
| Salle de bains: | 3 |
| Pied carré fini: | 300 m ² |

Utility details

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| Heating: | Oui |
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Lease terms

Date Available:

Contact information

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| IMLIX ID: | IX6.987.234 |
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