

Five bedroom house with pool and garden a few minutes from central Sarlat. Excellent quality throughout



INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	1800 m2

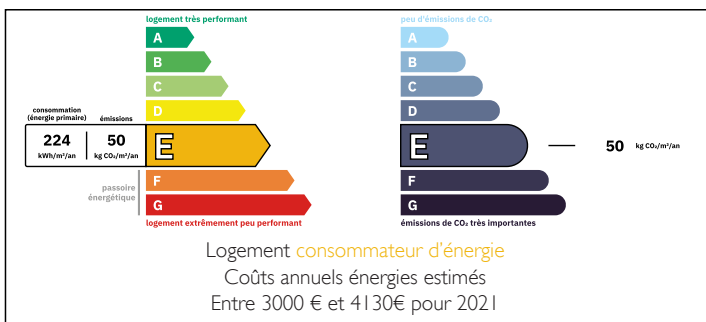
IN BRIEF

This is a well priced turnkey property waiting to be taken on by a new owner. It's clear to see how well maintained everything is and the overall quality really stands out - large heated pool, mature garden, gated driveway, fitted kitchen and double glazing.

It would suit a family home, make an excellent maison secondaire or a great rental property due to its proximity to Sarlat

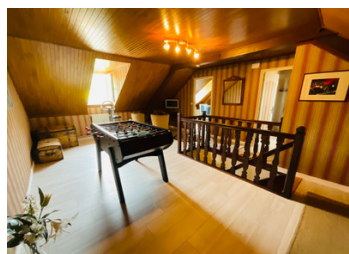
Five bedrooms, large pool, open plan living, covered terraces, double garage, gardens, potager. Contact me asap to view.

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.



DESCRIPTION

Ground Floor:

Living room, fitted kitchen, shower room, WC and two bedrooms. Direct access on to large covered terrace, perfect for entertaining, evening drinks and relaxation.

Upstairs:

Large multipurpose landing area with three bedrooms, shower room and WC

Cellar and boiler room below.

170m² living space

1843 m² terrain

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

LOCAL TAXES

Taxe foncière: 3300 EUR

Taxe habitation: EUR

NOTES