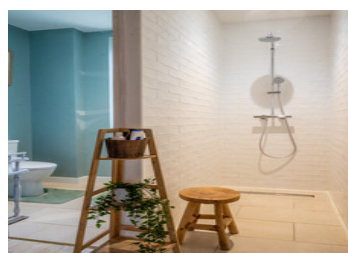
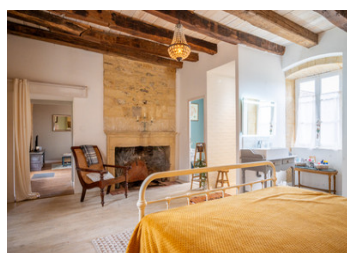


Stone Farmhouse in courtyard design with independent luxury gite. Large barn, fields and woodland near Sarlat



INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	192 m2
Plot Size:	60375 m2



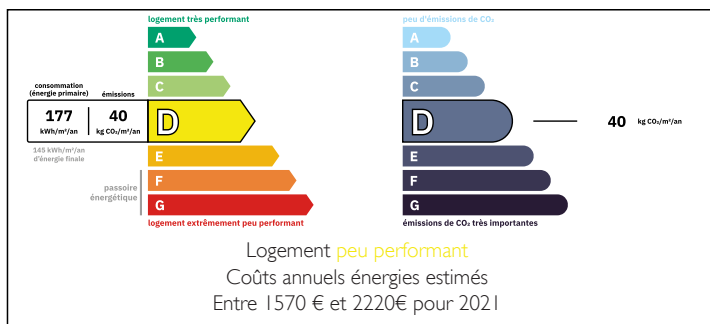
IN BRIEF

Charming old farmhouse complete with huge barn, courtyard and second guest house ideal for friends or holiday letting.

The main house is full of original features and offers large, bright living spaces. The open plan design of the living room opens into the large kitchen / diner. There are two bedrooms and a shower room with WC. There is the possibility to substantially increase the living space by renovating the the attic or the cave.

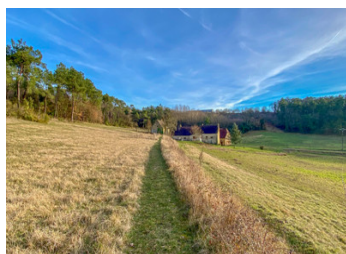
The guest house is roofed in the local Lauze stone and also retains its historic charm and character features. It has been tastefully renovated to a modern standard as a large, private, one bedroom house with freestanding bath, private courtyard and wood fired hot tub.

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.



LOCAL TAXES

Taxe foncière: 1853 EUR

Taxe habitation: EUR

DESCRIPTION

Main house: Living room (41m²), kitchen / diner (46.5m²), shower room / WC (3.6m²), bedroom (20m²), bedroom, (17.5m², currently used as office). Attic and cave with excellent renovation potential

Guest house: Living room / kitchen / diner (30m²), bedroom (27m²), WC (2.5m²), italian shower (1.5m²)

Barn: 106m²

Fuel boiler and reversible airconditioning (heatpump)

Two wells

Sarlat: 8km

Brive airport: 35km

Bergerac airport: 80km

Bordeaux / Toulouse: c. 2 hour drive

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

NOTES