

Light and bright home with gite, large garden, lovely views and garage in a peaceful location close to Sarlat



## INFORMATION

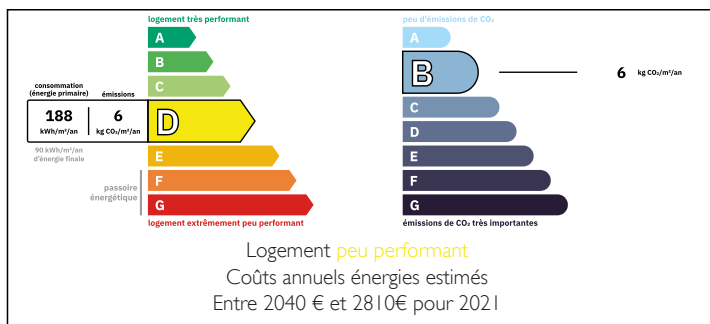
Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	177 m2
Plot Size:	4844 m2

## IN BRIEF

The best of both worlds - a peaceful countryside location without being isolated. Located in the rolling hills just outside Sarlat with a large and pretty garden and wide-reaching elevated views, this is a great opportunity to move straight into an impeccable home and earn income from the gite immediately. Currently 5-bedrooms in total with the possibility of creating an extra bedroom in the garden-level gite.



## 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 habitation: EUR

## NOTES

## DESCRIPTION

### MAIN HOUSE LEVEL

Kitchen (17m<sup>2</sup>)

Living/dining room (30m<sup>2</sup>) with large covered terrace (26m<sup>2</sup>)

2 bedrooms (10m<sup>2</sup> each)

Bathroom (8m<sup>2</sup>)

Toilet

### FIRST FLOOR

Large landing used as office space (8m<sup>2</sup>)

2 bedrooms (8m<sup>2</sup>, 7m<sup>2</sup>)

GARDEN LEVEL GITE - separate and internal access

Large open plan kitchen/living/dining room (48m<sup>2</sup>) with patio

Twin bedroom (11m<sup>2</sup>) with ensuite bathroom (4m<sup>2</sup>)

Possibility to create an additional bedroom (16m<sup>2</sup>)

Independent garage/workshop (28m<sup>2</sup>)

### EXTERNAL

Elevated views, mature gardens, greenhouse

Possibility to build a second home on one of the parcels of land (subject to approval)

### GENERAL

Mostly double glazed

Individual septic tank

Solar panels, electric radiators and wood burning stove

### LOCATION

Dordogne

Perigord Noir

Sarlat

Close to the Dordogne Valley - Beynac, la Roque Gageac, Castelnaud, Domme

Close to the Vezere Valley - Montignac, Les Eyzies

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