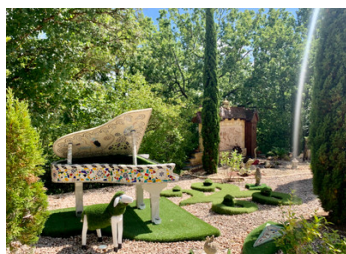
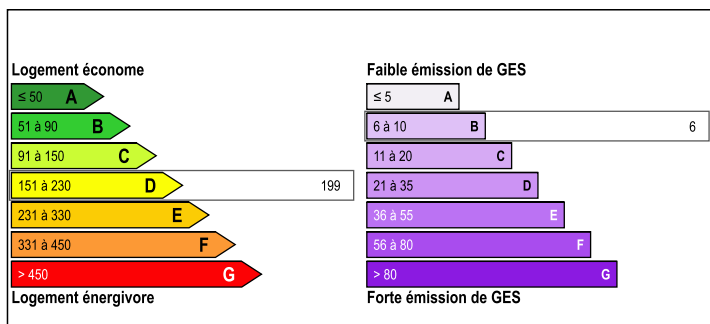


Château life with breath-taking views - Pool - Extraordinary Landscape | Dordogne valley - 10km south Sarlat



ENERGY - DPE



INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	290 m2
Plot Size:	3000 m2

IN BRIEF

Are you looking for a beautiful Périgourdine house with all the modern comforts?

This 300m² beautiful property is ideally located in a quiet area, at the edge of a forest and just a few minutes from the medieval town of Sarlat-La-Canéda | Dordogne.

Set on a 3,000 m² wooded plot with panoramic views over the Dordogne valley, its large 10m x 5m swimming pool, outdoor landscaped water feature, and independent 2-bedroom gîte make it a rare opportunity.

The main house features :

Ground floor :

- entrance hall 18m²
- reception area 65m² with a fireplace
- kitchen 18m²
- pantry 10m²

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.

- laundry room

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90m² Independent Gîte : fully equipped with everything needed for a comfortable stay.



DESCRIPTION

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The Périgourdine house is a key part of Dordogne heritage. Its distinctive architecture, with its characteristic roofs, is highly sought-after.

This large, recent property combines all modern comforts (underfloor heating, insulation, double glazing, light), while preserving traditional architecture.

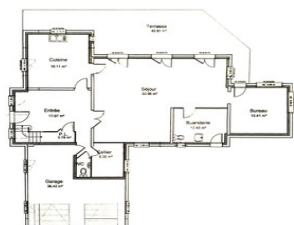
Its majestic design is made with multiple roofs, both double and quadruple pitches and covered with terracotta flat tiles. This typical home includes high quality dormer windows, a large fireplace and ornamental brickwork around the doors and windows.

Bright and full of charm, with its moldings and woodwork, this is a home with an ultra-colorful style that gives the place incredible character. Every room is designed to create a tailored living space that invites travel and discovery.

This house welcomes you through an "Art Nouveau" entrance hall that leads directly to a spacious 65m² bright reception area with a fireplace.

The room features numerous openings leading to a large 43m² terrace overlooking the pool and offering a panoramic view of the Dordogne Valley and the beautiful landscaped garden.

The 18m² kitchen is very well designed with...



House - Ground floor



House - 1st floor

LOCAL TAXES

Taxe habitation: EUR

NOTES