

Manor House, self contained 2 bed gîte, recent pool in a quaint village a stone's throw from medieval Sarlat!



## INFORMATION

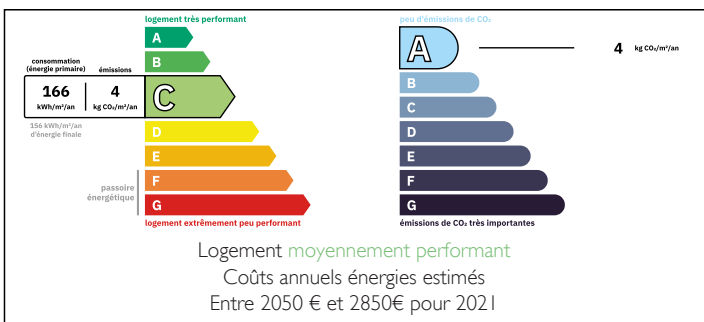
Town:	Sainte-Nathalène
Department:	Dordogne
Bed:	7
Bath:	6
Floor:	398 m2
Plot Size:	4200 m2

## IN BRIEF

Beautifully presented house of grand proportions nestled in a quaint village a few short km's from Medieval Sarlat - the best of both worlds with an abundance of countryside tranquility yet easily accessible to a large town for your day-to-day living.

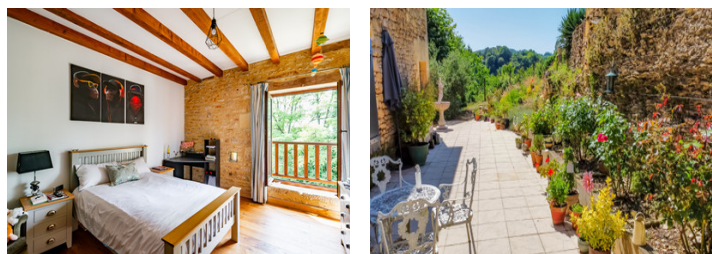
This well proportioned character home tucked away in a cul-de-sac, sits proudly in a dominant position providing views of the rolling countryside - the perfect family home with its highly flexible living spaces in the main house, an attached self contained 2 bedroom gîte that can be accessed from the main house or closed off to be a separate dwelling with rental income potential.

## 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

Vastly enhanced and improved by the current owners; offering in brief:

Fluid ground floor living space with a larger than average entrance foyer/hallway, bright and spacious living room with feature stone chimney/fireplace complete with wood burning insert, large study/office or ground floor bedroom, dining room with direct access to a bespoke fitted kitchen, WC/cloakroom and solid staircase to the sleeping quarters of the house. A large utility room with door to access the adjoining self contained gîte.

The first floor lends to 3 bedrooms, two having ensuite bathroom/showers and a stunning master bedroom with ensuite & dressing.

In addition to this, you also have larger than average 2 bedroom gîte arranged over 2 levels with its own independant access or through the main house, an epic 200 m2 attic space to further develop.

Outside there is a courtyard side garden, newly installed swimming pool, and raised garden edged by woodlands.

Measurements (approximate)

Ground floor:

Entrance hall: 19 m<sup>2</sup>

Living room: 47.5 m<sup>2</sup>

Study/reception room: 29 m<sup>2</sup>

Dining room 19 m<sup>2</sup>

Kitchen: 22 m<sup>2</sup>

WC: 2 m<sup>2</sup>

Utility room (internal door access to gate) 10 m<sup>2</sup>

First floor:

Landing : 11 m<sup>2</sup>

Corridor: 10.7 m<sup>2</sup>

Master bedroom suite with ensuite + dressing room  
31.4 m<sup>2</sup>, 16.8 m<sup>2</sup>, 3.2 m<sup>2</sup>

Family Bathroom 6.3 m<sup>2</sup>

Bedroom 2: (separate access to family bathroom)  
13.5 m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: **2783 EUR**

Taxe habitation: **EUR**

## NOTES