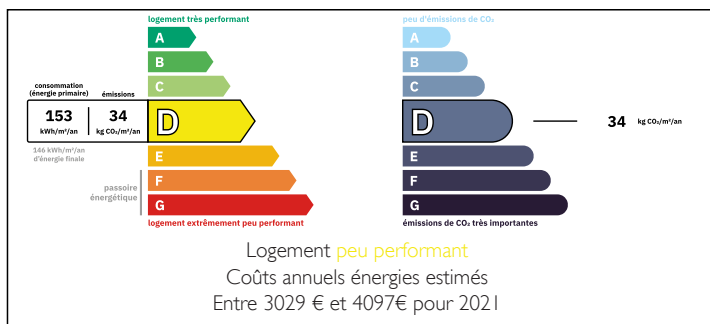


Authentic French Périgord charm stone house, Bright, Swimming Pool + Guest apartment | Move-in Ready | Sarlat



ENERGY - DPE



INFORMATION

| | |
|-------------|------------------|
| Town: | Sarlat-la-Canéda |
| Department: | Dordogne |
| Bed: | 6 |
| Bath: | 3 |
| Floor: | 238 m2 |
| Plot Size: | 9800 m2 |

IN BRIEF

Located in Sarlat-la-Canéda in the Dordogne, this beautiful property, set in a green and tranquil environment, offers a pleasant living space just a few minutes' drive from the town centre.

Built on a 9800m² plot, partly wooded, in a peaceful cul-de-sac, this 238m² home is bright and features generous spaces : 92m² reception area, 18m² kitchen with second dining area, 36m² master suite with walk-in closet, 4 bedrooms (17m², 12.5m², 12m², 11.5m²), 2 bathrooms and 2 terraces, one which overlooks the 10x5m heated swimming pool.

A 59m² T2 apartment with a private entrance is located on the garden level: Open 28m² kitchen / living room, 25m² bedroom, 6m² bathroom with WC. Ideal for hosting family or friends or even generating rental income.

Brive Airport : 45 min / Bergerac Airport : 1 hour.

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

Located in Sarlat-la-Canéda in the Dordogne, this beautiful property, set in a green and tranquil environment, offers a pleasant living space just a few minutes' drive from the town centre.

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The property also includes a wine cellar, workshop, garage for several vehicles, and an additional space that can be converted into a gym or cinema room.

The surrounding area offers hiking trails, a swimming lake with a fine sandy beach and a nearby bakery.

This region is highly appreciated for its lush landscapes and rich biodiversity. Combining residential tranquility with close proximity to urban amenities, the area offers easy access to outdoor activities and visits to historical sites.

Brive Airport : 45 min / Bergerac Airport : 1 hour.
Bordeaux and Toulouse are 2h15 away.

At your service for your real estate project,
LEGGETT International Real Estate | Dordogne

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

LOCAL TAXES

Taxe habitation: EUR

NOTES