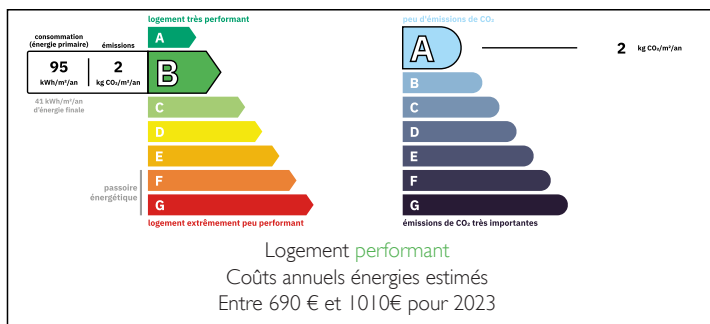


Romantic Countryside Retreat - Relaxed lifestyle along Dordogne River | Rare Opportunity - 10km from Sarlat

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	230 m²
Plot Size:	1050 m²

IN BRIEF

Looking to start a guest house, holiday rental, or B&B project?

This beautiful 230m² property, ideally located in the Valley of 1001 Châteaux near the Dordogne, could be exactly what you've been looking for...

Set on a lovely plot with a landscaped garden and swimming pool, in a peaceful and natural environment, the property comprises two charming and spacious stone houses with generous volumes, high ceilings, and plenty of natural light.

Perfect for a premium rental investment or for hosting family and friends in total independence.

2 residential houses as follows:

- Main house (to refresh) – 144 m²

Ground floor: Kitchen, Living room, Laundry room, Boiler room, Guest WC

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

Thinking of starting a guest house, holiday rental, or B&B project?

This beautiful 230 m² property, ideally located in a charming Dordogne village, in the Valley of 1001 Châteaux near the river, could be exactly what you've been looking for...

Set in a peaceful, natural environment, the property features two beautiful and spacious stone houses with generous proportions, high ceilings, and an abundance of natural light. All nestled on a lovely landscaped plot with a garden and swimming pool.

Perfect for a premium rental investment, or to welcome family and friends with total privacy and independence.

The property includes two residences:

- Main house (to refresh) – 144 m²

Ground floor: Kitchen, Living room, Utility room, Boiler room, Guest WC

First floor: Landing with office space, 3 Bedrooms, Bathroom

Attic: 55 m² to convert

- Second house (fully renovated in 2018–2019) – 88 m²

Ground floor: Open-plan Kitchen and Living room, Guest WC

First floor: Landing with office space, Master suite with en-suite WC

Swimming pool: 10m x 5m

Key highlights for your hospitality business:

In the heart of château country, just 10 minutes from Sarlat

Close to the Dordogne river with its wide range of outdoor activities

Near picturesque villages,

World-renowned caves, and