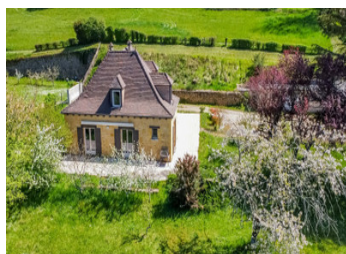
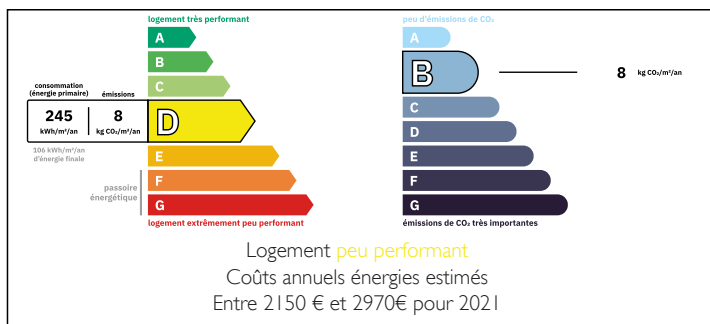


Bright stone house to be renovated with outbuilding – Landscaped garden – Rare opportunity in Sarlat

**EXCLUSIVE**



## ENERGY - DPE



## INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	146 m2
Plot Size:	1700 m2

## IN BRIEF

\*\* Opportunity to be seized - Back for market \*\*

Looking for a lovely stone house to refresh, just steps from the medieval town?

This 146 m<sup>2</sup> Périgourdine-style stone house could be what you are looking for.

Nestled in a quiet, green, and residential setting, all amenities are within walking distance !

Ground floor layout:

Entrance hall leading to a generous 37m<sup>2</sup> reception room featuring French doors facing south and west, along with a charming fireplace. Separate fitted kitchen (12m<sup>2</sup>), 2 bedrooms (14m<sup>2</sup> and 11m<sup>2</sup>), a shower room with WC, and a guest WC.

Upstairs:

3 bedrooms (14m<sup>2</sup>, 13,5m<sup>2</sup>, 11m<sup>2</sup>), a study, and a shower room with 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.

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## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

**\*\* Opportunity Not to Be Missed – Back for Sale \*\***

Looking for a lovely stone house to refresh, right on the doorstep of a beautiful and vibrant medieval town?

This property offers a fantastic opportunity: with a bit of refreshing—mainly rendering and paintwork.

Set in the heart of the Périgord Noir and the Dordogne Valley, a region renowned for its historical heritage and world-famous gastronomy, you'll also enjoy a multicultural atmosphere, a wide range of outdoor activities, regional markets and picturesque surroundings to discover.

This home sits in a peaceful, green and residential setting at the edge of the historic center of Sarlat-la-Canéda. This is an unbeatable location, as the town is easily reachable by foot.

Ground floor layout:

Entrance hall leading to a generous 37m<sup>2</sup> reception room featuring French doors facing south and west, along with a charming fireplace. Separate fitted kitchen (12m<sup>2</sup>), 2 bedrooms (14m<sup>2</sup> and 11m<sup>2</sup>), a shower room with WC, and a guest WC.

Upstairs:

3 bedrooms (14m<sup>2</sup>, 13,5m<sup>2</sup>, 11m<sup>2</sup>), a study, and a shower room with WC.

Garden :

Terraced areas, fruit trees, plenty of grass and views over the town.

Bonus Feature:

A 92m<sup>2</sup> outbuilding with renovation potential—offering extra building rights and perfect for creating a seasonal rental unit, a remote work studio, or a space for your professional activity.

International airports in Brive and Bergerac are just