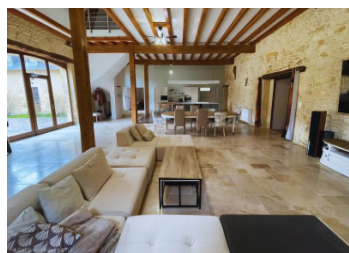


Superb château in the heart of Périgord Noir



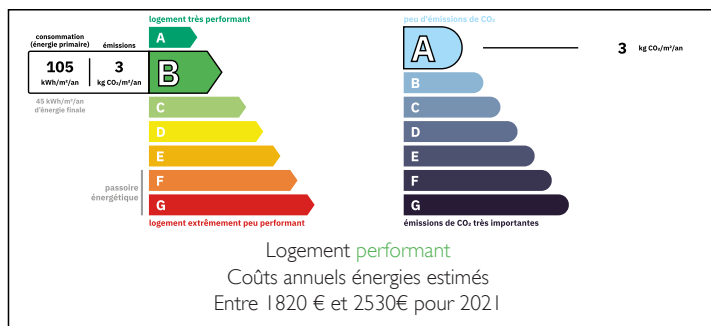
INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	290 m2
Plot Size:	2200 m2

IN BRIEF

Come and discover this superb property in the heart of the Périgord Noir, formerly part of a château, offering top-of-the-range renovation with exceptional volumes! Don't miss out!

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

Property comprising a main house and 2 gites.

Main house 290 M2

Ground floor

1 large, very bright 135 M2 living room/fully equipped kitchen.

1 large office/conference room.

1 games room

1 bedroom

1 shower room

1 wc

1 garage

1st floor

1 superb hand-crafted waxed concrete staircase inspired by the south of France.

3 bedrooms of 20, 19 and 11 m2.

1 very attractive bathroom with walk-in shower and bath, double washbasins

1 utility room

1 wc

2 gites of 180 and 90 m2

To be renovated.

A superb reception courtyard with access to the main house and gites

1 new heated swimming pool

1 private car park

2200 m2 of land

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