

Charming and Versatile Family Estate in the Heart of Périgord Noir – Simeyrols (Near Sarlat)



INFORMATION

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|-------------|---------------------|
| Town: | Simeyrols |
| Department: | Dordogne |
| Bed: | 6 |
| Bath: | 2 |
| Floor: | 206 m ² |
| Plot Size: | 6366 m ² |



IN BRIEF

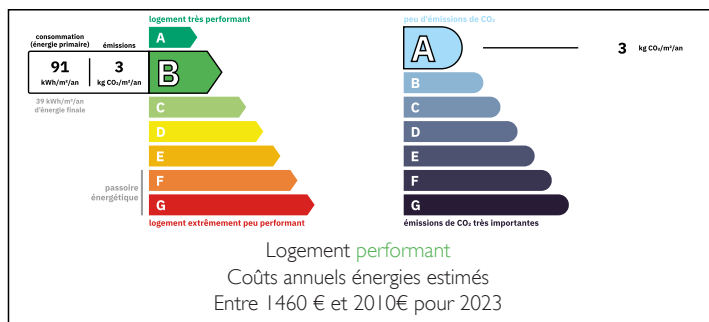
Discover this exceptional 206 m² property, with potential to extend to 308 m², set in the heart of the sought-after Périgord Noir and just minutes from Sarlat-la-Canéda. Perfectly designed for family or multi-generational living, it also offers exciting income potential.

The light-filled 94 m² living room flows onto covered terraces for year-round enjoyment. Five bedrooms are spread over two levels, with the option of additional accommodation in the adjoining garage/annex.

Outdoors, a heated 11 x 6 m pool with wooden decking, an outdoor pizza oven, orchard, vegetable garden, and stable boxes create a dream rural lifestyle.

Eco features include a heat pump, thermodynamic water heater, and solar panels generating income by feeding excess power back to the grid.

ENERGY - DPE



A rare opportunity to combine comfort, efficiency,

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 foncière: | 1955 EUR |
| Taxe habitation: | EUR |

NOTES

DESCRIPTION

Main House Highlights

Impressive 94 m² open-plan living/dining room with direct access to multiple covered terraces—ideal for entertaining or relaxing.

5 bedrooms in total:

Ground floor: 2 generous bedrooms, including a master with interconnecting access to a large family bathroom (corner bath + walk-in shower).

First floor: 3 further bedrooms, plus shower room and separate WC.

Garages & Additional Space

A spacious garage room with traditional fireplace, currently used for storage, easily convertible into further living space (subject to permissions).

Includes a fitted compact kitchen, bedroom, and WC.

Adjoins a further garage for flexible use.

Outdoor Features

Heated 11m x 6m chlorine pool with elegant wooden deck and tiered terraces.

Outdoor pizza oven for al fresco dining.

Small orchard, horse grazing paddock, vegetable garden, and concrete stable boxes—ideal for equestrian or hobby farming pursuits.

Eco-Friendly & Efficient

Heat pump central heating for year-round comfort.

Double glazing throughout.

Solar panels producing ample household electricity, with surplus sold back to the grid.

Recently installed (2 years) thermodynamic water heater.

Location

Nestled in Simeyrols, a charming village in the Périgord Noir—an area famed for its landscapes, gastronomy, and heritage. Sarlat-la-Canéda, with its medieval streets, lively markets, and cultural richness, is only a short drive away.

A rare opportunity to secure a versatile,