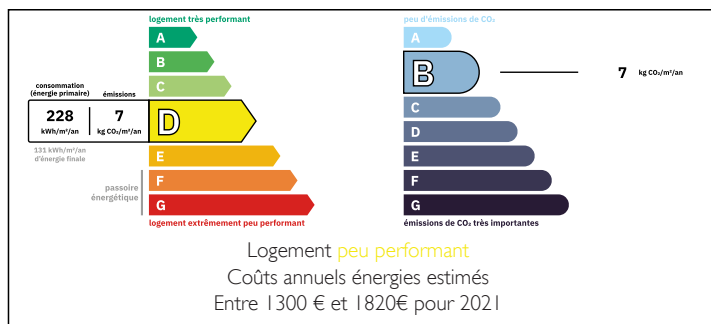


Charming Countryside Retreat with Gîtes, Studio, Pool & extensive beautiful gardens 10km to Sarlat, Dordogne

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	8
Bath:	5
Floor:	220 m2
Plot Size:	3200 m2

IN BRIEF

Looking to own a holiday home with great rental potential or a new home in the stunning Dordogne? This beautifully positioned 220m2 property, located just 10 km north east of medieval Sarlat-la-Canéda, in the heart of the Dordogne, is set in a peaceful and natural, rural environment.

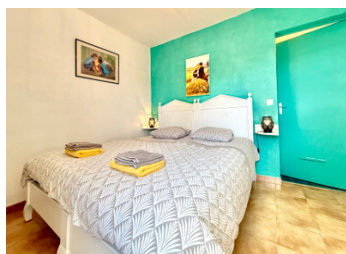
We offer you a rare opportunity to own a peaceful and versatile countryside property.

The lovely plot of 3,200 m² has meticulously maintained gardens with sweeping rural views and is just outside a popular pretty village with local market and all amenities.

- Main house (107m2) with 3 bedrooms and open plan living/dining/kitchen area
- Gite 41m2 with 2 bedrooms
- Gite 51m2 with 2 bedrooms
- Studio 20m2 1 bedroom
- Large (18x6m) heated swimming pool, fenced and

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: 1619 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This property of 220m² is Ideal for:

- A family home with income potential
- A turnkey hospitality venture (gîte rental)
- A peaceful retreat in one of France's most beautiful regions

Main House (Approx. 107 m²)

The main house is bright and welcoming, offering flexible living spaces and a separate and private entrance from the holiday homes.

It features:

- Open-plan living/dining area (36 m²) with wood-burning stove and direct access to a sunny private terrace
- Kitchen (6.5 m²)
- Office space (7 m²)
- Bedroom 1 on ground floor (10.5m²)
- Bedroom 2 on ground floor (12.5m²)
- Bedroom 3 on 1st floor divided into 2 spaces 7.2m² and 4.5 m²)
- Two bathrooms (5 m² and 6 m²)
- Large utility/laundry room (13.5 m²)

Holiday homes & Studio – Ready to Let

The property includes two charming, fully equipped gîtes, each with private, separate entrances and terraces, plus an independent studio:

Holiday home 1 (T3 – Approx. 41 m² over two levels)

- Living room (10.5 m²)
- Kitchen/dining area (14 m²)
- Bathroom (6.5 m²)
- Two bedrooms on upper floor
- Private terrace

Holiday home 2 (T3 – Approx. 51 m² single level)

- Open-plan living/dining room (17.5 m²)
- Kitchen (5.5 m²),
- Bathroom (5 m²)
- Two bedrooms on ground floor
- Private terrace