



Ref: A38300KEF24

Price: 420 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (400 000 EUR without fees)

## Stunning Perigordine home with panoramic views, 5 minutes from Historic centre of Sarlat la Canéda







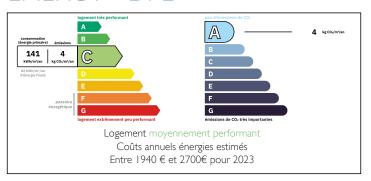








# **ENERGY - DPE**



# INFORMATION

Town: Sarlat-la-Canéda

Department: Dordogne

Bed: 5

Bath: 2

Floor: 210 m2 Plot Size: 2938 m2

# IN BRIEF

Are to dreaming of the perfect combination of calm & accessibility?

This charming, spacious 210m2 Périgordine style home, with stone façade, built in 1991, just 5 minutes to heart of medieval Sarlat la Canéda, is just that.

Ideal as a family home, a romantic retreat or a holiday home with excellent rental potential or to enjoy with family and friends

The light-filled open plan living spaces open onto a large terrace & 2938m2 garden with panoramic countryside views. Set in a calm & peaceful environment, yet close to all amenities

Offers 5 spacious bedrooms (2 on the ground floor), 2 bathrooms (1 on the ground floor), a separate laundry room with ample storage space, a

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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 foncière: 3226 EUR

Taxe habitation: EUR

## DESCRIPTION

Charming Périgourdine-Style Home with Panoramic Views, Just 5 Minutes from Medieval Sarlat-la-Canéda

This beautifully presented, spacious 210 m<sup>2</sup> Périgourdine-style property with traditional stone façade was built in 1991 and is ideally located just five minutes from the heart of historic Sarlat-la-Canéda, one of the most picturesque towns in the Dordogne.

Set in a commanding, elevated position, the property enjoys breathtaking panoramic views across the surrounding countryside. Nestled within 2,938 m² of secluded, landscaped gardens, it offers an exceptional combination of peace, privacy, and proximity to the vibrant life and attractions of Sarlat la Canéda and the Périgord Noir.

The South-east facing orientation allows for natural light throughout the day

Whether you're looking for a family residence, romantic retreat, or a holiday home with excellent rental potential, this property offers flexibility, comfort, and timeless charm.

# **NOTES**

### Ground Floor:

- -Spacious living room (38 m<sup>2</sup>) with direct access to the terrace
- -Expansive dining room (49 m²) with sliding doors opening to a sun-drenched terrace and sweeping views
- -Bedroom I (10.7  $m^2$ ) with generous en-suite bathroom (9.1  $m^2$ )
- -Bedroom 2 (17.4 m<sup>2</sup>)
- -Separate WC (1.4 m<sup>2</sup>)
- -Large laundry/utility room (17 m²)

#### First Floor:

-Cosy landing lounge area  $(10 \text{ m}^2)$  – ideal as a reading nook or quiet retreat

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr