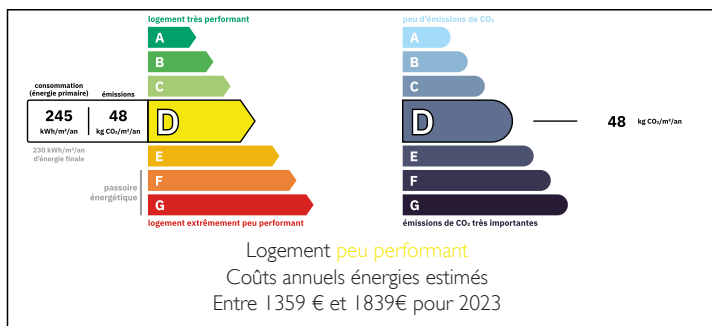


Stone & Serenity, Golden Stone Retreat in a Medieval Village | Bright & Charming Stone House | 10km Sarlat

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	51 m <sup>2</sup>
Plot Size:	76 m <sup>2</sup>

## IN BRIEF

In the heart of a stunning listed village, just a stone's throw from the Dordogne River, come and discover this charming, bright stone village house, fully renovated and meticulously maintained.

On the ground floor :

Entrance, living and dining room with a wood-burning stove, both an efficient heating source and a stylish feature. The modern open-plan kitchen, complete with central island and ample storage, creates a warm and welcoming space for family and friends.

The covered terrace, on the same level, is perfect for al fresco dining or simply relaxing outdoors.

Upstairs :

A landing leads to 2 comfortable bedrooms with built-in wardrobes, a shower room, and a WC.

Nestled in a peaceful and authentic setting, this

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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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

In the heart of a stunning listed village, just a stone's throw from the Dordogne River, come and discover this charming, bright stone village house, fully renovated and meticulously maintained.

The stone house is built over 2 levels as follows :

Ground floor:

Entrance, living and dining room with a wood-burning stove – an efficient heating source and genuine decorative feature that creates a warm atmosphere in the lounge; modern open-plan kitchen with plenty of storage and a central island that partially separates the spaces, ideal for bringing family and friends together and fostering conviviality (24m<sup>2</sup>).

The covered terrace (8m<sup>2</sup>), on the same level, offers the opportunity to dine outdoors or enjoy relaxing moments during the summer season.

Upstairs :

A landing leads to 2 comfortable bedrooms with built-in wardrobes (10m<sup>2</sup> and 9.5m<sup>2</sup>), shower room with WC (4m<sup>2</sup>).

Nestled in a peaceful and authentic setting, this house is within immediate proximity to village amenities (restaurants, bakery, butcher, hairdresser, post office...), cycle paths and major tourist sites in the Dordogne Valley.

Ideal as a charming pied-à-terre in the Périgord Noir or a profitable rental investment thanks to strong tourist demand.

Between nature, heritage, and a gentle way of life, this house is a true opportunity for lovers of the Périgord Noir.

Available to provide further information or to arrange a viewing.

Leggett International Real Estate

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