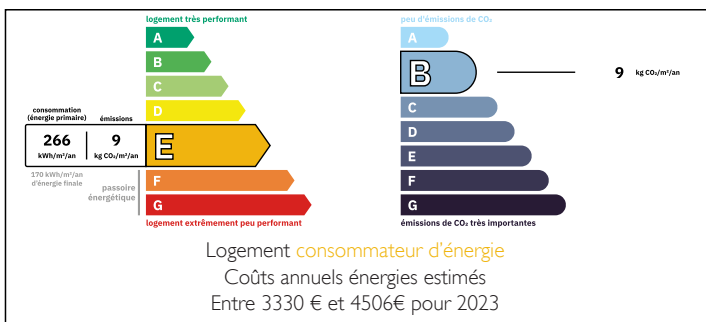


## Sarlat – 5-Bedrooms House with Panoramic Views over Sarlat-la-Canéda



## ENERGY - DPE



## INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	165 m <sup>2</sup>
Plot Size:	3871 m <sup>2</sup>

## IN BRIEF

Located on the heights of Sarlat-la-Canéda, in a quiet residential area, this 1990s house offers stunning views over the town. Built on two levels, the layout is ideal for a large family or a mixed main residence / holiday rental project.

Accessible from the garden, a first independent dwelling offers a living room with kitchen, two bedrooms, and a shower room; as well as a large garage and a laundry room.

From the rear, you access a second dwelling with a spacious, bright living room, a separate kitchen, three bedrooms, a bathroom, and a large terrace to fully enjoy the view. The two dwellings are connected if needed via an internal staircase.

You will also enjoy the beautiful landscaped garden and its swimming pool,

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

Nestled on the heights of Sarlat-la-Canéda, in a quiet and highly desirable residential setting, this 1990s house offers panoramic views over the entire medieval town.

Peaceful and not overlooked, it provides a privileged living environment combining tranquility, sunshine, and proximity to amenities.

Designed to accommodate family and friends or to develop a rental activity, it stands out for its layout across two independent levels, each with its own private access from the garden.

The beautiful landscaped garden and swimming pool complete this harmonious property, ideal for enjoying the Dordogne lifestyle. Some refurbishment work will reveal the full potential of this rare property, perfect as a main or second home with possible rental income.

## LOCAL TAXES

**Taxe foncière: 3232 EUR**

**Taxe habitation: EUR**

Approximate Surface Areas :

Level 1 (main living area – also accessible from the garden):

- Entrance, kitchen, and living room: 52 m<sup>2</sup> (spacious living area with wood-burning insert)
- Hallway
- Separate WC
- Shower room with cupboards: 6.20 m<sup>2</sup>
- Bedroom / office: 16.55 m<sup>2</sup>
- Bedroom with cupboard: 14.10 m<sup>2</sup>
- Bedroom: 12.00 m<sup>2</sup>
- Terrace: 16 m<sup>2</sup> with elevated views over Sarlat

Level 0 – Garden Level (independent apartment):

- Hallway
- Separate WC
- Shower room with cupboards: 8.70 m<sup>2</sup>
- Bedroom: 15.45 m<sup>2</sup>
- Living room with kitchenette: 18.50 m<sup>2</sup>
- Bedroom: 13.00 m<sup>2</sup>

## NOTES