

Beautiful Renovated Stone Farmhouse with Panoramic Views – Périgord Noir



INFORMATION

Town:	Marcillac-Saint-Quentin
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	143 m2
Plot Size:	8860 m2

IN BRIEF

Beautiful Renovated Stone Farmhouse with Panoramic Views – Périgord Noir

Located just 6 minutes from Sarlat-la-Canéda, this fully renovated stone farmhouse offers 143 m² floor space (117 m² Carrez) in a peaceful setting with stunning countryside views and complete privacy.

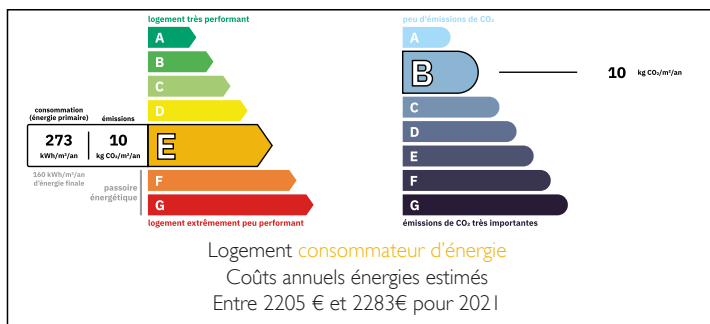
Set on nearly 8,800 m² of land, the property is sold fully furnished and currently operated as a successful high-end holiday rental with excellent income potential and immediate business takeover possible.

Bright dual-aspect living room, fully equipped open kitchen, pellet stove, fireplace, 3 bedrooms including 2 en-suite master bedrooms with independent access, plus potential for a 4th bedroom.

Outdoor features include a heated saltwater pool 8x4 m, terraces, lounge area, barbecue, pétanque



ENERGY - DPE



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: 1000 EUR

Taxe habitation: 1600 EUR

NOTES

DESCRIPTION

****Luxury Stone Farmhouse with Panoramic Views – Périgord Noir, Dordogne****

Located just 10 minutes from the medieval town of Sarlat-la-Canéda, this beautifully renovated stone farmhouse offers ****143 m² of floor space (117 m² Carrez law)**** in a peaceful and preserved countryside setting in the heart of the Périgord Noir.

Sold fully furnished, the property is currently operated as a successful high-end holiday rental with excellent income potential and immediate takeover opportunity, while also serving as an elegant second home.

Set on nearly ****8,800 m² of private land****, the house enjoys breathtaking panoramic views with no overlooking neighbours. A rare combination of privacy, nature and authentic Dordogne charm.

The interior blends original character with modern comfort: exposed stone walls, wooden beams, quality materials and bright living spaces. The spacious dual-aspect living room opens onto two terraces, one sunny and one shaded. Fully equipped open-plan kitchen, cosy lounge with pellet stove, plus fireplace in one of the master suites.

The property offers:

- * 3 bedrooms including 2 ground-floor en-suite master bedrooms with independent access
- * private bathrooms/WC
- * possibility to create a 4th bedroom

Outdoor amenities include:

- * heated saltwater swimming pool 8x4 m
- * landscaped terraces
- * lounge and barbecue area
- * pétanque court
- * table tennis area