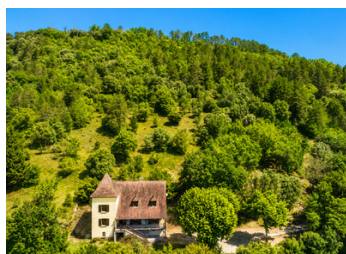
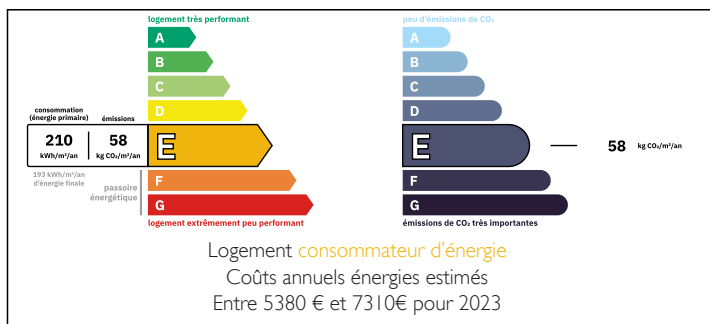


Character Family Home with Open Countryside Views and Wooded Land | 12 km from Sarlat



ENERGY - DPE



INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	6
Bath:	2
Floor:	209 m ²
Plot Size:	13500 m ²

IN BRIEF

Looking to personalise your future home in one of the most sought-after areas of the Périgord Noir?

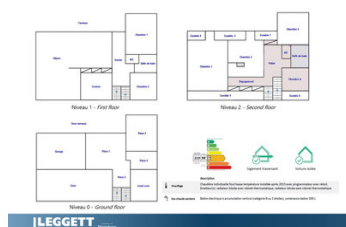
Set in an exceptional natural environment in the heart of the Dordogne Valley, this charming Perigord-style house, built in 1981, offers a privileged lifestyle combining tranquillity, nature, and convenient access to local amenities.

Occupying an elevated position on a plot with wooded areas, the property enjoys stunning panoramic views across the valley. It represents an excellent opportunity, benefiting from quality traditional construction, generous living spaces, and a highly desirable setting.

While some updating and refurbishment work is required to fully unlock the property's potential, several key systems have already been modernised, including the heating, electrical, and hot water

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

Located in one of the most sought-after villages of the Dordogne Valley, this charming Perigord-style house, built in 1981, stands on a plot combining wooded areas with level grounds surrounding the property. It enjoys a privileged setting, slightly removed from neighbouring properties without being isolated, and benefits from pleasant open views over the beautiful Périgord Noir countryside.

The house offers a particularly practical layout, with numerous rooms and generous living spaces that can comfortably accommodate a family or provide ample space for entertaining friends and guests. The living areas enjoy plenty of natural light and excellent connections to the outdoors.

The full basement is a valuable additional asset. Easily adaptable, it offers a wide range of possibilities, including a workshop, wine cellar, storage area, hobby room, DIY space, or further accommodation, depending on your requirements.

Several key systems have already been upgraded, including:

- Boiler installed in 2015
- Recent electrical distribution board
- Recent hot water tank

While some cosmetic updating and modernisation are required to fully realise the property's potential, the work would mainly involve redecoration, floor coverings, and the creation of a kitchen and bathrooms designed to meet contemporary standards.

Key features:

- Prime location in the heart of the Périgord Noir
- Close to some of France's most beautiful villages
- Easy access to shops, services, schools, and collège (middle school)
- Numerous restaurants, markets, and tourist

NOTES