

Charming 3 bedroom Perigordian Style House, 1km from Swimming Lake with 9987m2 land, near Sarlat la Canéda



INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	125 m2
Plot Size:	9987 m2

IN BRIEF

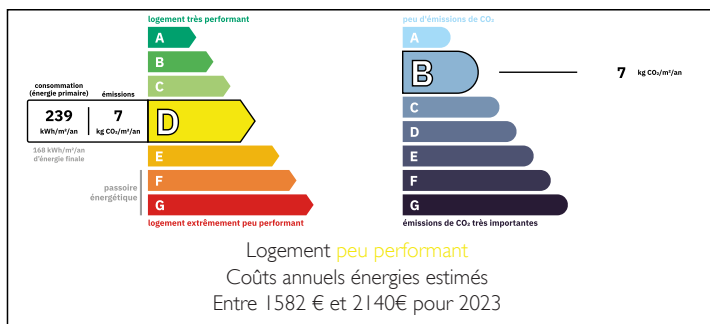
Charming Périgord-style stone property in a peaceful hamlet, surrounded by beautiful Dordogne countryside, just 15 minutes from historic Sarlat-la-Canéda, in the sought-after Périgord Noir and Dordogne Golden Triangle

Built in 1991, this 125m² house offers 3 bedrooms, including one on the ground floor, and 2 bathrooms. The bright, airy open-plan kitchen, living and dining area opens directly onto a sunny terrace with lovely views over the garden and countryside

Set in 9,987m² of private grounds with gardens, terraces, woodland and meadows, the property enjoys far-reaching rural views, privacy and a tranquil setting.

An adjoining workshop/garage offers excellent potential for conversion into additional living accommodation, guest suite or studio, subject to the

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.



DESCRIPTION

This picturesque Périgord-style stone house enjoys a peaceful rural setting in a pretty hamlet, just 15 minutes from the medieval jewel of Sarlat-la-Canéda. Surrounded by unspoilt countryside, the property enjoys far-reaching views across the beautiful Dordogne landscape and offers privacy and tranquillity in the heart of the sought-after Périgord Noir.

The house offers approximately 125m² of living space, comprising 3 bedrooms, including one conveniently located on the ground floor and two on the first floor, together with 2 bathrooms, one of which is also on the ground floor. The bright, open-plan kitchen, dining and living area is bathed in natural light and features a wood-burning insert.

The ground-floor living space opens directly onto a sunny terrace and private garden. The property is set within 9,987m² of fully enclosed grounds comprising gardens, meadows and mature woodland. A beautiful chestnut staircase is an impressive feature of the entrance hall and adds warmth and character to the interior.

On the first floor, an additional room adjoining one of the bedrooms leads directly onto a private covered terrace with wonderful countryside views towards the nearby lake. With its own independent access via an exterior wooden staircase, this area offers interesting potential to create a separate guest suite, private living space or seasonal rental accommodation.

An additional utility room, accessed independently from outside the house, provides useful storage and separate laundry facilities.

Adjacent to the house is a substantial 63m² garage/workshop, offering excellent storage, workshop space or potential for other uses, subject to any...

LOCAL TAXES

Taxe foncière: 1775 EUR

NOTES