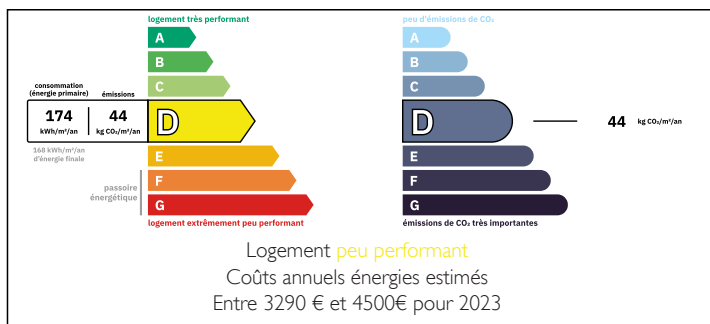


Perigord Noir near Sarlat : lovely 4 bedroom house, quiet environnement, beautiful view



ENERGY - DPE



INFORMATION

Town:	Salignac-Eyvigues
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	13590 m2

IN BRIEF

Set high on the hillside in a small rural hamlet nearby Sarlat, this charming 4-bedroom house is sold "turnkey", fully furnished and equipped. All you have to do is bring your suitcases, settle onto the terrace and enjoy the sunset over the valley.

The house has been carefully renovated and provides modern comfort (central heating, double glazing, a new roof in 2024), while retaining the charm and authenticity of traditional Dordogne houses: Sarlat golden stone, exposed beams, a large cantou fireplace for winter fires, and its old bread oven.

The spacious 50 m² living room is filled with natural light thanks to its large openings on both sides, leading onto the terrace and garden and taking full advantage of the magnificent views. Upstairs, the landing leads to four bedrooms and two immaculate shower/bathrooms.

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

Just 6 km from Salignac-Eyvigues and 13 km from Sarlat-la-Canéda, this typical Périgord Noir house is ideally situated in a tiny rural hamlet high on a hill. With a south- and west-facing aspect, it enjoys far-reaching views over the hills and valley throughout the day, with sunsets to admire every evening.

This charming 4-bedroom house is sold "turnkey", fully furnished and equipped. On the ground floor, there is a spacious 50 m² living room with its cantou fireplace, filled with natural light and opening onto the grounds and surrounding hills. Upstairs, there are three large bedrooms and one smaller bedroom (or office), together with two beautiful, immaculate bathrooms.

The grounds extend to more than 1.3 hectares and include several fruit trees and truffle oaks, a small area of woodland, and a large 40 m² garage.

Everything is in perfect condition and very comfortable: the roof was replaced in 2024, the house has gas-fired central heating throughout, and recent double glazing has been installed in almost all of the windows. There is really nothing left to do but unpack your bags and enjoy. You can explore the more than 1-ha wooded land looking for truffles, before heading out for walks along the surrounding paths and visiting the nearby châteaux.

LOCAL TAXES

Taxe foncière: **874 EUR**

NOTES

APPROXIMATE FLOOR AREAS

- Utility room / WC
- Back kitchen: 5.40 m²
- Kitchen with old bread oven (range cooker, storage, dishwasher): 11 m²
- Living room: 50 m²

First floor:

- Landing: 15.00 m²
- Bedroom 1: 9.90 m²
- Bedroom 2: 15.00 m²
- Bedroom 3 (en suite with shower and WC): 18.50 m²