

# SUPERB 3 BEDROOM STONE PROPERTY WITH 2 BEDROOM GITE, HEATED POOL, 9872M2 ENCLOSED GARDENS, SARLAT LA CANÉDA

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## PROPERTY FACT FILE

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| REFERENCE | A47202KEF24 |
| PRICE | € 660,000<br>£ 0*<br>*agency fees included: 5 % TTC to be paid by the buyer (629 000 EUR hors honoraires) |
| BEDROOM | 5 |
| BATHROOM | 3 |
| ACCOMMODATION | 187 m² |
| LAND | 9872 m² |
| TOWN | Sarlat-la-Canéda |
| DEPARTMENT | |
| LOCATION | Town property |
| TYPE | Maison de Vacances, Bed and Breakfast, House |
| CONDITION | |
| FEATURES | Swimming Pool, Private drainage, Garage |

*Price based on current exchange rate which is subject to change





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- Peaceful location yet close to town Sarlat centre
- Excellent rental potential from Gite and House
- Panoramic countryside views
- Beautiful heated 10x4m Salt Water Swimming pool
- Excellent condition throughout, move in ready

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Superb stone property close to historic centre of Sarlat-la-Canéda, comprising a 3-bedroom main house, independent 2-bedroom gîte, heated 10x4m saltwater swimming pool, carport, 3 car garage & outbuildings. Set in 9,872m² of enclosed landscaped gardens, terraces, lawns and woodland, just a 20-minute walk from the medieval town



# DESCRIPTION

This beautiful, light-filled stone property, dating from 1880, has been completely renovated and restored using high-quality materials and finishes throughout.

Set in peaceful Dordogne countryside yet just a 5-minute drive, 1,5km from the historic centre of Sarlat-la-Canéda, it combines authentic Périgord character with modern comfort and excellent rental potential.

The 147 m² main house offers generous and flexible accommodation. On the ground floor is a spacious master bedroom and family bathroom with spa bath, a high-quality fully fitted kitchen with wood-burning insert, and a large open-plan living/dining room with wood-burning stove. A sunny conservatory provides additional living space and enjoys attractive views across the surrounding countryside. The beautiful stone terraces that surround the property offer many outdoor spaces to enjoy the beautiful surroundings.



On the first floor are two further bedrooms, an additional bathroom with large walk in shower and landing area.

The lower ground floor comprises a utility room, a double garage and a separate single garage, both with electric doors. With plumbing and electrical installations already in place, this substantial area offers excellent potential as a workshop, storage space or, subject to the necessary permissions, conversion into additional living accommodation.

Adjacent to the main house, the independent 41 m² gîte provides an excellent opportunity for seasonal rental income or private guest accommoda...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47202KEF24

COMPLETE FILE AND PHOTO ON REQUEST

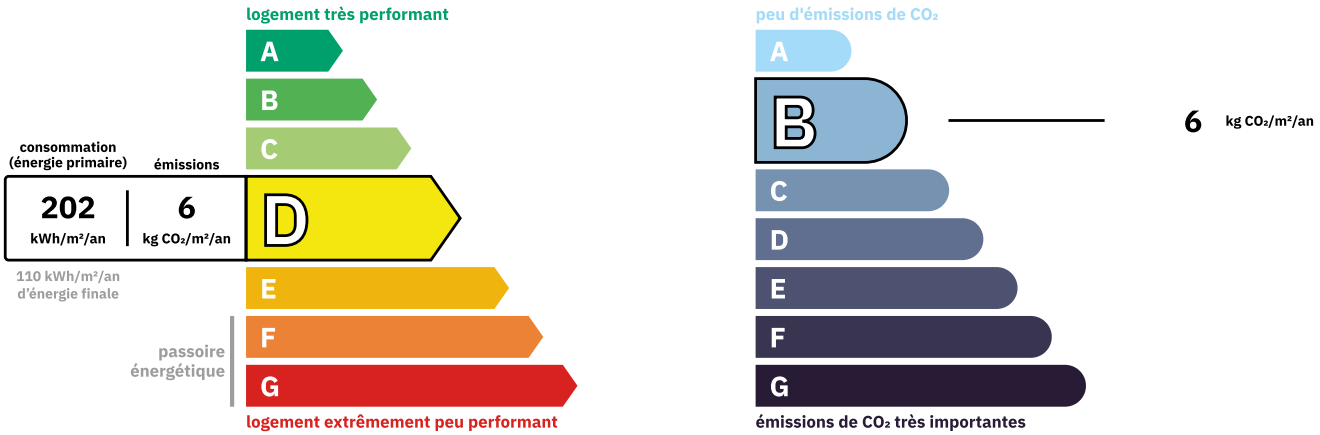
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




Property Poorly efficient
Estimated annual energy costs
between 1740 € and 2354€ for 2023

# NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

# CONTACT

**Réf :A47202KEF24**

FILE COMPLETE AND PHOTOS ON REQUEST


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