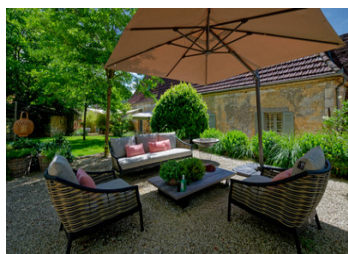
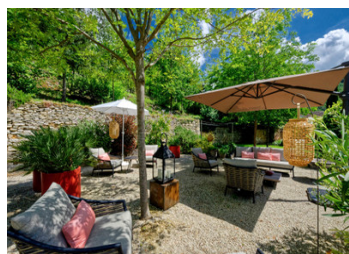


Charming stone ensemble with swimming pool in sought after location 10kms from Sarlat



INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	7
Bath:	6
Floor:	280 m2
Plot Size:	11252 m2

IN BRIEF

Refined and renovated stone property (280m2) comprises a charming and well-proportioned 2-bedroom master's house with a large convertible attic, plus an adjoining guest building of 5 bedrooms, located in a small hamlet 10kms from Sarlat.

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 habitation: 1840 EUR

NOTES

DESCRIPTION

MASTER'S HOUSE with oil central heating, high ceilings and convertible attic
 KITCHEN/DINING (37m²) gas double oven, woodburning stove, doors to garden and terrace
 LIVING ROOM (27m²) with woodburning stove
 2 x BEDROOMS (14m², 13m²)
 BATHROOM (4m²) bath, shower, toilet
 CONVERTIBLE ATTIC (54m²) with stairs
 BASEMENT cellar/boiler room (26m²), recreation room (23m²)

ADJACENT STONE GUEST BUILDING

GROUND FLOOR:

2 x BEDROOMS (24m² each) with ensuite shower rooms (5m²) and electric heating
 1 x BEDROOM (31m²) ensuite shower room, plus room for a kitchenette

1ST FLOOR:

LANDING (9m²), 2 X BEDROOMS (24m², 23m²) with ensuite baths and electric heating

EXTERNAL

Swimming pool 10 x 5m with new liner & pumps
 Mixed grounds of approx 1 ha

Dordogne
 Perigord Noir
 Sarlat

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