

At the gates of Sarlat, Large 4 bedroom house with pool, sunny gardens and terraces. Potential for B&B gîte

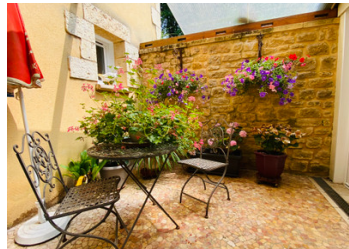


## INFORMATION

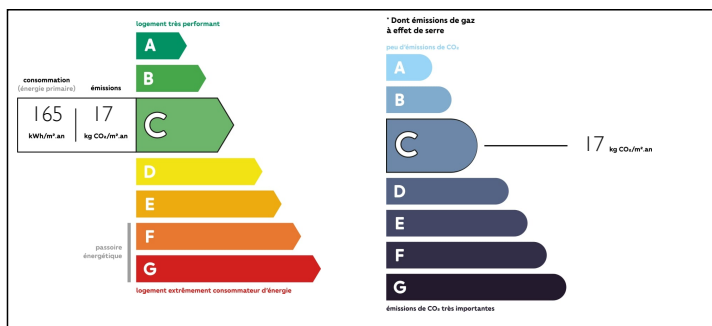
Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	206 m2
Plot Size:	6378 m2

## IN BRIEF

Stunning substantial Perigordienne house at the gates to medieval Sarlat - walking distance to the shops, bars and all local amenities. Built with exceptional quality throughout the house and sitting in a commanding position in the hillside, this would make an ideal home with business potential for those with imagination and flair. Equally a permanent home or 2nd residence given the pool and proximity to medieval Sarlat.? Fibre connected.

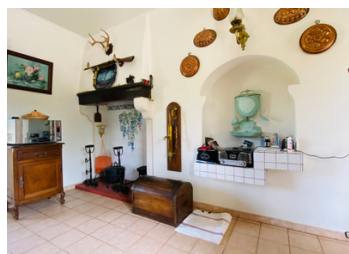


## ENERGY - DPE



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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 foncière: 4000 EUR**

## NOTES

## DESCRIPTION

The grand gated entrance leads you up a private drive through the mature and exceptionally well maintained gardens to the house. It's a handsome and imposing building offering commanding views across the valley entrance to Sarlat.

Park in the double garage with further covered parking and walk past the mature oak trees leading to the house. Continue through the large terrace and BBQ area and in to the house. A Large entrance hall greets you, along with a large kitchen with dining space and character features (chimney and Perigordine sink). There is a large L shaped living room with huge wooded beams and a top quality wooded staircase. The seperate dining room is a sophisticated space to entertain, a pretty private terrace to the rear is ideal for a morning coffee.

Upstairs includes three more bedrooms with toilet and wash facilities. A good side and full of character with some exposed wooden structure. There is also an office along with a central balcony that gives you amazing views across the countryside. Ascend further and the final bedroom sits at the top of the house in the crows nest of the property. There are two staircases and the house is designed to be able to offer privacy should you use the house to entertain or have children / family members with you.

The manicured gardens hide a pool (5x10m) and pool house. Lawns, trees and topiary complete the offer.

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Information about risks to...