

Stunning 8 bedroom, 7 bathroom property near Sarlat with large swimming pool and classic French topiary gardens suitable for a primary residence or B&B



INFORMATION

Town:	SARLAT LA CANEDA
Department:	Dordogne
Bed:	8
Bath:	7
Floor:	410 m2
Plot Size:	4790 m2

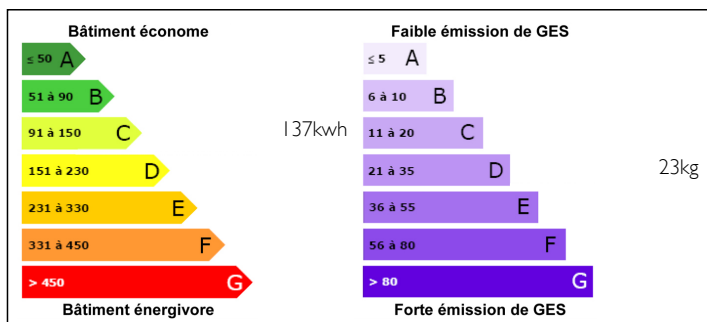


IN BRIEF

There is a timeless quality to this elegant home of 410m2 with classical features including high ceilings, exposed beams, hand-made tiles and a feature pise floor as well as modern comforts like the chef's kitchen, double-glazing and gas central heating. With meticulously designed and maintained grounds plus a practical and private layout, this impressive property is of the highest quality.



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

PRINCIPAL HOUSE

GROUND FLOOR

OWNERS ENTRY (17m²) : pise floor, double doors
SERVICE ROOM (7m²) and BOILER ROOM (6m²)
Separate external access to BEDROOM (12m²)
tiled ENSUITE shower room (4m²) garden views
and access to TERRACE

Separate external access to BEDROOM (12m²)
tiled floor, built-in wardrobe, ENSUITE (4m²) with
shower, toilet, hand basin, towel heating rail
HALLWAY (2m²)

Separate external access to BEDROOM (14m²)
tiled floor, built-in wardrobe, ENSUITE (6m²) with
shower, toilet, hand basin

Separate external access to small BEDROOM
(10m²)

SITTING ROOM (12m²) including downstairs
TOILET

LIBRARY (24m²) tiled floor, French doors to large
COURTYARD and COVERED TERRACE

Stone staircase to FIRST FLOOR

LANDING (10m²) with TOILET

GOURMET KITCHEN / DINING ROOM (58m²) :
pise floor, granite worktops, fully fitted cabinets,
freestanding La Cornue double gas oven and
cooktops with plate warming drawers and
rangehood, built-in fridge, dishwasher, exposed
stone walls and beams, open fireplace, high ceilings

Access to TERRACE fitted with electric awning

LIVING ROOM (52m²) : terracotta floor, Jotul
woodburning stove, exposed stone walls and beams,
high ceilings

OFFICE (20m²) ; hand-made tiled floor, built-in
wardrobes, exposed beams, woodburning stove,
high ceilings, garden views, ENSUITE shower room
(8m²)

TIMBER STAIRS TO SECOND FLOOR

LANDING (3m²)

DRESSING ROOM (15m²) with parquetry floor,
reverse cycle air conditioning and TOILET

LOCAL TAXES

Taxe foncière: **3146 EUR**

Taxe habitation: **695 EUR**

NOTES