

Sarlat-la-Caneda - A lovely, spacious, stone-faced house with 5 bedrooms in a prime, private position with open countryside views and close to shops, schools and sports facilities....



## INFORMATION

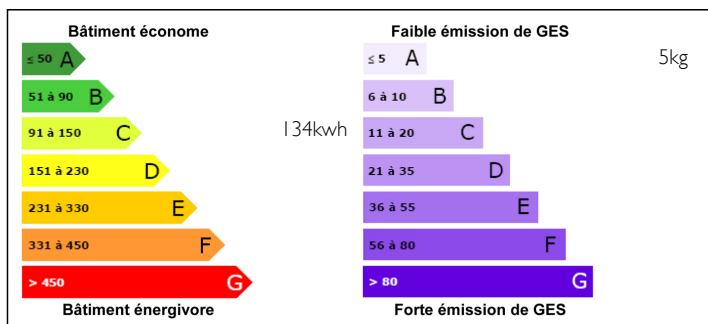
Town:	SARLAT LA CANEDA
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	200 m2
Plot Size:	2938 m2



## IN BRIEF

This property is a fabulous, spacious family home and with its manageable SE facing garden and room for a pool could easily be a holiday home too. The medieval town of Sarlat is a good walk or bike ride away (5 mins in the car). The house enjoys a high position with lovely views in a private road - very privileged.

## 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

The property was constructed in 1991 and extended in 2010. It has double glazing throughout, air/water heat pump central heating and is connected to the mains drains. The garden is fully fenced and access is via electric gates with video sentry.

Ground floor:

Entry hall (approx. 7 m<sup>2</sup>)

Kitchen (approx. 12 m<sup>2</sup>) with door to back garden

Dining room (approx. 38 m<sup>2</sup>) with double doors onto garden and views

Living room (approx. 40 m<sup>2</sup>) with picture window over ornamental pond and views

Corridor (approx. 4 m<sup>2</sup>) leading to;

Bedroom 1 (approx. 17 m<sup>2</sup>) with door to garden

Shower room (approx. 9 m<sup>2</sup>) with double basin

Bedroom 2 (approx. 9.5 m<sup>2</sup>)

WC (approx. 1.5 m<sup>2</sup>)

Corridor (approx. 3 m<sup>2</sup>) with fitted wardrobes leading to:

Utility/Storage/Boiler room (approx. 16.5 m<sup>2</sup>) with double doors providing a winter plant storage solution

First floor:

Landing/Office (approx. 9.5 m<sup>2</sup>)

Bedroom 3/Studio (approx. 24 m<sup>2</sup>)

Bathroom & WC (approx. 6 m<sup>2</sup>)

Corridor (approx. 2.75 m<sup>2</sup>) leading to;

Bedroom 4 (approx. 14 m<sup>2</sup>) with pipes in place to extend heating

Bedroom 5 (approx. 8 m<sup>2</sup>)

Land & Outbuildings

2938 m<sup>2</sup> of landscaped gardens with room for a pool

Workshop (approx. 17 m<sup>2</sup>) with double car port attached

## LOCAL TAXES

Taxe foncière: **2599 EUR**

Taxe habitation: **1498 EUR**

## NOTES