

Large Perigord house with gite and pool in peaceful sector of Sarlat. Sun terraces and countryside views.



INFORMATION

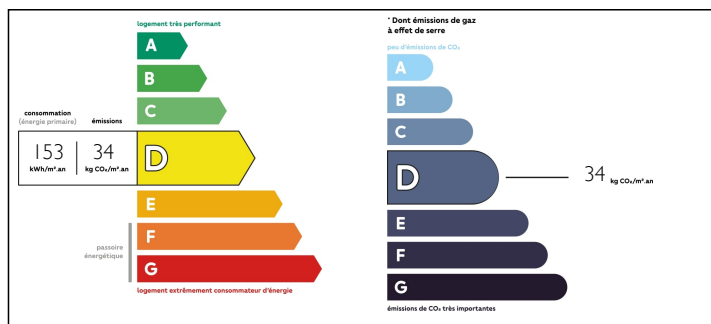
Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	6
Bath:	4
Floor:	303 m2
Plot Size:	980 m2

IN BRIEF

Beautiful home typical of the region set in to the countryside surrounding Sarlat. This is a large house with modern, open plan living spaces and bright, spacious rooms. The mature garden offers a substantial covered terrace and a 10m x 5m heated swimming pool. The lower level provides a private gite downstairs with independent access and terrace. A peaceful location just 10 km from central 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 foncière: **4646 EUR**

NOTES

DESCRIPTION

The whole house is well maintained and would suit a family, a holiday home or a fantastic holiday rental opportunity.

The ground floor has a fitted kitchen and a large, versatile living and dining area with two chimneys. Double height ceilings and doors opening on to the garden maximise light and space. Three bedrooms including the master suite with a high standard shower room. Two further bedrooms upstairs along with shower room and WC.

On the lower level, access via a private entrance, you will find an independent gite with one large bedroom currently sleeping up to four people. It has it's own kitchen and shower room with WC.

The large, heated pool and pretty gardens are not to be overlooked, there is also an extensive basement in excellent condition for parking, workshops, storage etc

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