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Ref: A36193TP24 Price: 299 000 EUR

agency fees to be paid by the seller

Romantic Countryside Retreat - Relaxed lifestyle along Dordogne River | Rare Opportunity - 10km from Sarlat







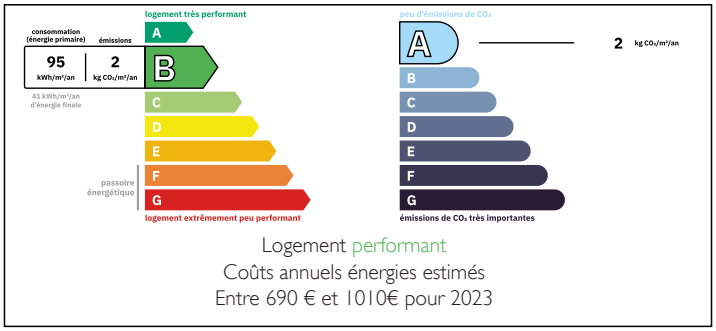








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 690 € et 1010€ pour 2023

INFORMATION

Town:	**Sarlat-la-Canéda**
Department:	**Dordogne**
Bed:	**4**
Bath:	**2**
Floor:	**230 m2**
Plot Size:	**1050 m2**

IN BRIEF

Two charming stone houses in the heart of the Dordogne Valley – a rare opportunity not to be missed.

Set in a green and unspoiled environment, this property offers a total of 230 m² (approx. 2,475 sq ft) of living space across two independent homes.

The first house (approx. 90 m² / 970 sq ft), fully renovated in 2019, is move-in ready and features bright, comfortable living spaces.

The second house, more spacious at 144 m² (approx. 1,550 sq ft), requires renovation work (kitchen, bedrooms, windows, etc.) but offers excellent potential thanks to its generous volumes and convertible attic space.

The property is set within a landscaped garden with a 10 x 5 m swimming pool.

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.

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NOTES

DESCRIPTION

This charming property, composed of two independent stone houses and offering approximately 230 m² (2,475 sq ft) of living space, is ideally located in the heart of the Dordogne Valley, often referred to as the "Valley of a Thousand Castles", just moments from the Dordogne River, in a peaceful and natural setting that is sure to win you over.

Nestled in this serene and unspoiled environment, the property stands out for its rare configuration: two separate homes combining immediate comfort with excellent value-add potential.

In short: a rare opportunity not to be missed.

The first home (approx. 90 m² / 970 sq ft) was fully renovated in 2019. Bright, comfortable, and move-in ready, it provides an ideal living space from day one.

The second house, more spacious at approximately 144 m² (1,550 sq ft), offers a blank canvas for your project. Renovation work is required (kitchen, bedrooms, windows, etc.), representing a budget to plan for, but also a fantastic opportunity to customize and add value. Its generous volumes, character features, and already insulated 55 m² (590 sq ft) convertible attic offer great potential to expand.

A key advantage: renovations can be completed in phases. You can comfortably live in the renovated home while gradually transforming the second property.

Outside, the landscaped garden and 10 x 5 m swimming pool complete the setting, offering a peaceful, low-maintenance environment ; perfect for relaxing, entertaining family and friends, or developing a rental or hospitality project.

Even when factoring in the renovation work, the property...