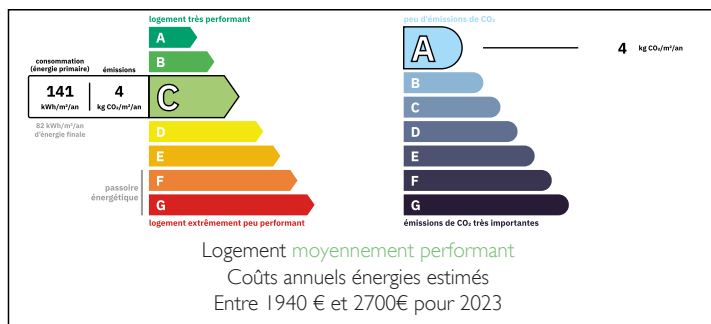


Stunning Perigordine home with panoramic views, 5 minutes from Historic centre of Sarlat la Canéda

EXCLUSIVE



ENERGY - DPE



## INFORMATION

|             |                  |
|-------------|------------------|
| Town:       | Sarlat-la-Canéda |
| Department: | Dordogne         |
| Bed:        | 5                |
| Bath:       | 2                |
| Floor:      | 210 m2           |
| Plot Size:  | 2938 m2          |

## IN BRIEF

Are to dreaming of the perfect combination of calm & accessibility?

This charming, spacious 210m2 Périgordine style home, with stone façade, built in 1991, just 5 minutes to heart of medieval Sarlat la Canéda, is just that.

Ideal as a family home, a romantic retreat or a holiday home with excellent rental potential or to enjoy with family and friends

The light-filled open plan living spaces open onto a large terrace & 2938m2 garden with panoramic countryside views. Set in a calm & peaceful environment, yet close to all amenities

Offers 5 spacious bedrooms (2 on the ground floor), 2 bathrooms (1 on the ground floor), a separate laundry room with ample storage space, a

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

Charming Périgourdine-Style Home with Panoramic Views, Just 5 Minutes from Medieval Sarlat-la-Canéda

This beautifully presented, spacious 210 m<sup>2</sup> Périgourdine-style property with traditional stone façade was built in 1991 and is ideally located just five minutes from the heart of historic Sarlat-la-Canéda, one of the most picturesque towns in the Dordogne.

Set in a commanding, elevated position, the property enjoys breathtaking panoramic views across the surrounding countryside. Nestled within 2,938 m<sup>2</sup> of secluded, landscaped gardens, it offers an exceptional combination of peace, privacy, and proximity to the vibrant life and attractions of Sarlat la Canéda and the Périgord Noir.

The South-east facing orientation allows for natural light throughout the day

Whether you're looking for a family residence, romantic retreat, or a holiday home with excellent rental potential, this property offers flexibility, comfort, and timeless charm.

## LOCAL TAXES

**Taxe foncière: 3226 EUR**

## NOTES

Ground Floor:

- Spacious living room (38 m<sup>2</sup>) with direct access to the terrace
- Expansive dining room (49 m<sup>2</sup>) with sliding doors opening to a sun-drenched terrace and sweeping views
- Bedroom 1 (10.7 m<sup>2</sup>) with generous en-suite bathroom (9.1 m<sup>2</sup>)
- Bedroom 2 (17.4 m<sup>2</sup>)
- Separate WC (1.4 m<sup>2</sup>)
- Large laundry/utility room (17 m<sup>2</sup>)

First Floor:

- Cosy landing lounge area (10 m<sup>2</sup>) – ideal as a reading nook or quiet retreat