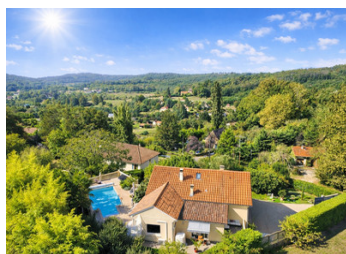


Stunning 5 bedroom family home with separate apartment, pool and panoramic views, 5 mins drive to Sarlat



INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	190 m2
Plot Size:	1500 m2



IN BRIEF

An oasis of calm just 5 minutes from the enchanting medieval town of Sarlat-la-Canéda, this elegant home offers light, space and breathtaking views. With 190m² of living space, it features 5 bedrooms, 2 bathrooms, a sun-drenched terrace and a sparkling pool, perfect for long summer days.

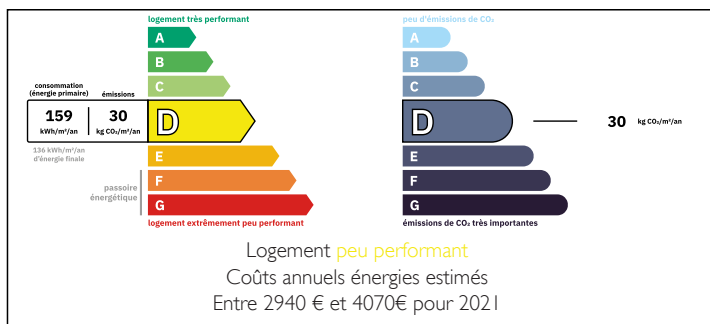
The ground floor hosts a charming 45m² independent apartment with its own entrance, while the first floor flows beautifully with a spacious 52m² living/dining room with fireplace, a modern fitted kitchen, games room, 2 bedrooms and a family bathroom.

The top floor reveals a luminous studio with office, bedroom and lounge, ideal for work or relaxation.

A vast basement with garage, laundry and storage completes the property.

Set on a 1500m² plot, this haven is equally suited as a welcoming family home, a holiday retreat or an exceptional rental opportunity in one of the Dordognes most sought...

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: 4136 EUR

NOTES

DESCRIPTION

This immaculate property, built in 1980 and recently completely renovated throughout to an exceptionally high standard is a rare find and an oasis of tranquility and calm.

It also has great accessibility to the stunning medieval town of Sarlat la Canéda which is just a 5 minute drive away.

190m² of living space and 1500m² plot.

Located on the heights above Sarlat, in a small peaceful residential area, it boasts breathtaking panoramic views from the beautiful private tiled terrace which is filled with tropical plants and a 8x4m heated swimming pool.

Ground floor:

Apartment with great rental potential (45m²) consists of 2 spacious bedrooms, living room, bathroom.

Large Garage (40m²) Storage and laundry room (53m²)

Pool technical room (20m²)

First floor:

Spacious living/dining room with wood burning stove (52m²) with direct access to the terrace through large sliding doors.

A games room with access to the terrace and pool (20m²)

Fully equipped high quality kitchen (12m²)

2 generous size bedrooms with fitted wardrobes (11m²) and (16m²)

A large family bathroom with shower, sink, WC (8m²)

Separate WC.

Second floor:

Attic conversion into an office (6m²) A bedroom (6m²) Living room (6m²)

Total floor space is 59m²

Terrace:

8x4m heated swimming pool (Heated by a heat