

## Charming Stone Home with Panoramic Views, Pool, Lush Garden & Garage | 20 km South of Sarlat



## INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	100 m <sup>2</sup>
Plot Size:	2950 m <sup>2</sup>

## IN BRIEF

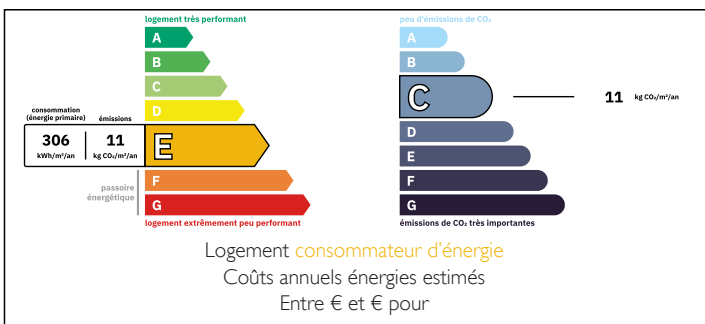
Are you looking for a charming property with a swimming pool and landscaped garden, with great potential for expansion without major renovations?

Nestled in a picturesque village in the Périgord Noir, this bright and airy home features high ceilings and a peaceful panoramic view over the valley. While close to local shops and amenities, it remains tucked away from noise and disturbances.

Currently offering two bedrooms and a spacious 47m<sup>2</sup> open-plan living area with kitchen, the property also has excellent potential for expansion: the garden level, which also includes a garage and a workshop with WC, features two pre-fitted rooms that can be used, if needed, to create additional living spaces.

With its warm atmosphere and very reasonable price, this home is ideal for those seeking

## 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

Are you looking for a charming property with a swimming pool and mature garden, perfect as a primary residence or holiday home, with excellent potential for expansion without major renovations?

Nestled in a picturesque village in the Périgord Noir, this bright and airy home features 2.9m high ceilings and a peaceful panoramic view over the valley. The lovely landscaped garden, with mature plants, creates a serene natural setting. From its terrace, you can enjoy the surrounding nature and take in the view of the pool below.

Currently, the house comprises two bedrooms (14m<sup>2</sup> and 9m<sup>2</sup>) and a spacious 47m<sup>2</sup> reception area with a 10m<sup>2</sup> open-plan kitchen, complemented by a 4.5m<sup>2</sup> bathroom with WC on this level. It offers potential for expansion: the garden level, which also includes a 33m<sup>2</sup> garage, a 17m<sup>2</sup> workshop and WC, features two pre-fitted rooms (16m<sup>2</sup> and 11m<sup>2</sup>), that can be used, if needed, to create additional living spaces.

While close to local shops, restaurant, bread outlet and amenities, the property remains tucked away from noise and disturbances.

With its warm atmosphere and very reasonable price, this home is ideal for those seeking authenticity, comfort, and tranquility in the heart of the Périgord Noir.

At your service,  
Leggett Immobilier

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

## NOTES