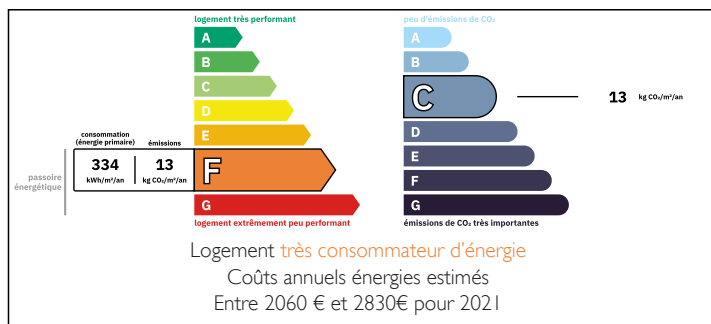


Charming Property with Swimming Pool, Independent Living Space and Buildable Land | 10 km South of Sarlat



ENERGY - DPE



INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	129 m ²
Plot Size:	2132 m ²

IN BRIEF

Just steps from local shops and the river, this charming property in the Dordogne enjoys a warm atmosphere and a highly desirable setting.

The house features an independent garden-level living space with an open-plan fitted and equipped kitchen leading into the lounge area, one bedroom, and a shower room with WC.

Ideal for welcoming family and friends or for running a private professional practice.

The main living area, located on the upper floor, offers a bright and spacious living room with open-plan kitchen, one bedroom, a bathroom, and a separate WC.

On the top floor, a landing leads to two additional bedrooms and an attic space.

A cellar completes the property.

Outside, the flat landscaped garden includes an

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

Located just 10 km south of Sarlat-la-Canéda, in a peaceful setting while remaining within immediate reach of local shops and the river, this charming character property offers a delightful lifestyle combining comfort, authenticity and excellent potential.

Arranged over several levels, the house is perfectly suited both as a family residence and for a professional project thanks to its independent garden-level living space.

This area features a fitted and equipped open-plan kitchen leading into the living room, one bedroom, and a shower room with WC.

An ideal space for a private professional practice, independent activity, guest accommodation or hosting family and friends in complete autonomy.

On the first floor, the main living area offers an entrance hall, a bright and welcoming living room with fitted open-plan kitchen, one bedroom, a bathroom and a separate WC.

The top floor comprises a landing leading to two additional bedrooms and an attic providing valuable storage space.

A cellar also completes the property.

Outside, the flat and pleasant garden invites relaxation with an outbuilding and a beautiful 2023 swimming pool measuring 8 x 4 metres.

A particularly rare advantage: the land is buildable and divisible, with the possibility of separating a plot of approximately 700 m², offering genuine investment or development potential.

Significant renovation works were completed in 2023, including electrical upgrades, renovation of both bathrooms and both kitchens, new flooring, partial replacement of the joinery, installation of a new electric hot water tank, replacement of several electric heaters, attic insulation, and renovation of

NOTES