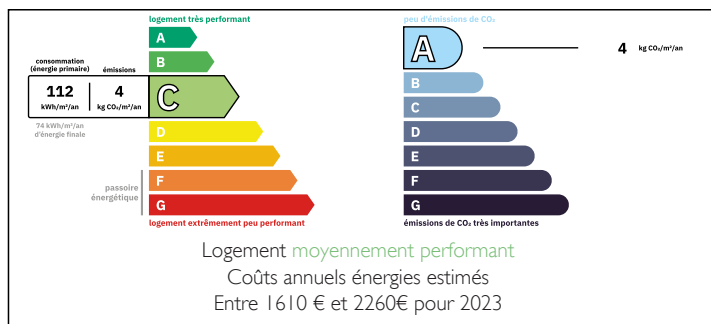


Beautiful Family Home with Pool & 3,300 m of Land – Near Sarlat 20 km drive



ENERGY - DPE



INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	201 m2
Plot Size:	3303 m2

IN BRIEF

Beautiful Family Home with Pool & 3,300 m² of Land – Near Sarlat 20 km drive

Just 20 km south of Sarlat-la-Canéda, in the sought-after Périgord Noir, this attractive traditional French house offers an ideal family home or holiday property in the Dordogne. Set on a fully enclosed 3,300 m² plot, the property features a swimming pool requiring renovation and a spacious 90 m² basement/garage. The ground floor includes a 21 m² fitted kitchen, 45 m² living room with wood-burning stove, veranda, 2 bedrooms, shower room and WC. Upstairs are 3 further bedrooms, including a master suite with private shower and WC, family bathroom and storage. Original wooden flooring, new windows, air-source heat pump, DPE rating C and compliant septic tank. A peaceful property combining space, comfort and excellent proximity to Sarlat. Viewing highly recommended!

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.



NOTES

DESCRIPTION

Beautiful Family Home with Swimming Pool and 3,300 m² of Land – 20 km South of Sarlat

Just 20 km south of Sarlat-la-Canéda, in a peaceful and sought-after area of the Périgord Noir, this attractive traditional French house offers an ideal opportunity for a family home, holiday home or second residence in the Dordogne.

Set on a nearly full 90 m² basement and garage, the property offers generous living space and excellent potential. The house sits within a fully enclosed 3,300 m² landscaped plot, with a swimming pool requiring renovation.

The ground floor comprises a welcoming entrance, a fully fitted 21 m² kitchen, a spacious 45 m² living room with wood-burning stove, and a pleasant veranda providing additional living space. Two bedrooms of 11 m² and 14 m², a shower room with double washbasin and a separate WC with hand basin complete this level.

Upstairs, there are three further bedrooms, including a spacious room with a landing area of over 20 m², a family bathroom with WC and several storage areas. A charming 13 m² attic bedroom enjoys lovely views over the surrounding countryside. The floor is completed by a private 18 m² master suite with shower and WC.

The property retains plenty of character, including original wooden flooring upstairs. All windows and doors have recently been replaced. Additional features include air-source heat pump heating, an excellent DPE energy rating of C and a compliant septic tank.

A rare opportunity offering peace, space, comfort and proximity to Sarlat, ideal for...