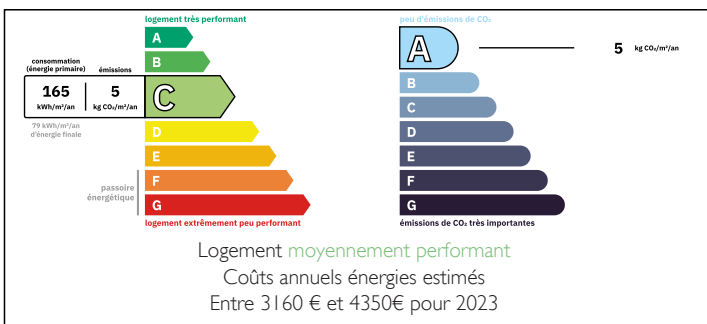


Elegant & Spacious 5 bedroom Stone Home including Guest Apartment. Heated Pool, in Sarlat la Canéda Dordogne



ENERGY - DPE



INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	265 m2
Plot Size:	2634 m2

IN BRIEF

This elegant, light-filled 265m² stone property enjoys a privileged elevated, south-facing position with beautiful uninterrupted countryside views, complete privacy and just a 25-minute walk from historic Sarlat-la-Canéda.

Constructed in 2009 and recently renovated to a high standard throughout, the property offers 4 generous bedrooms, including 2 on the ground floor, 2 on the first floor plus an independent 65m² studio apartment on the lower ground floor, ideal for guests or extra rental income.

The spacious living/dining room with wood-burning stove opens directly onto the extensive stone terraces, landscaped gardens and a superb 9x4m heated swimming pool on a secluded plot of 2634m².

A new fully fitted kitchen, new bathrooms and landscaped gardens complete this impressive spacious home.

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: 4421 EUR

NOTES

DESCRIPTION

Property overview

This elegant and Impressive three-level residence with 9x4m heated swimming pool and independent apartment, is set in a peaceful and private position just 3 km from the historic medieval centre of Sarlat-la-Canéda.

Offering generous living accommodation with high quality finishes throughout.

Situated in a prime elevated position of 2,634 m² of landscaped gardens and stone terraces, this spacious Dordogne property combines modern comfort, privacy and excellent access to shops, restaurants and local services.

Previously operated successfully as a chambre d'hôtes, it is ideally suited as a prestigious family home or a beautiful holiday residence, with guest accommodation and excellent rental income potential.

Benefiting from a desirable south-west orientation, the house enjoys excellent natural light and sunshine throughout the day. Spacious interiors open naturally onto the outdoor living areas, creating an easy connection between the house, gardens and pool terrace. A large covered terrace provides a superb setting for outdoor dining and entertaining while overlooking the heated 9 m x 4 m swimming pool, equipped with an electric cover.

The secluded gardens are beautifully established and offer excellent privacy with no overlooking neighbours. A long private driveway provides extensive parking, with space to potentially create a covered carport, subject to the necessary permissions.

Location

The property occupies a quiet residential setting approximately 3 km from medieval Sarlat-la-Canéda,