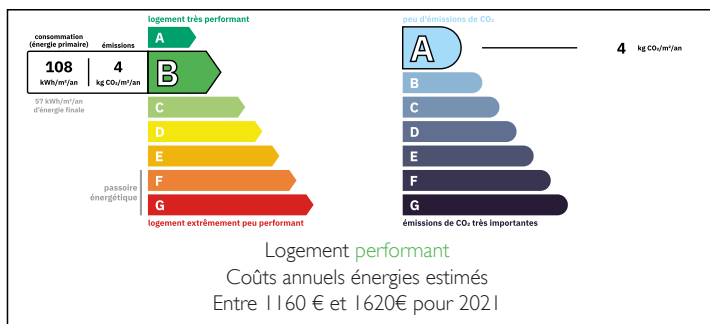


## Contemporary Villa with Infinity Pool, Spa & Landscaped Grounds – Near Sarlat



## ENERGY - DPE



## INFORMATION

|             |                  |
|-------------|------------------|
| Town:       | Sainte-Nathalène |
| Department: | Dordogne         |
| Bed:        | 3                |
| Bath:       | 2                |
| Floor:      | 147 m²           |
| Plot Size:  | 6178 m²          |

## IN BRIEF

Just a few minutes from Sarlat, this contemporary villa offers 147 m² of living space (Energy rating B) in a peaceful setting, with landscaped grounds and part of the land still suitable for development.

The ground floor comprises an entrance, a spacious 70 m² living/dining room with fitted open-plan kitchen, two bedrooms (14 and 15 m²), a bathroom with shower and corner bath, separate WC and utility room. Upstairs, a bright master suite with dressing room, shower room and terrace overlooks the landscaped garden.

Underfloor heating and hot water are provided by a heat pump. Existing chimney flue.

47 m² double garage with automatic door.

A separate 120 m² building houses a 10 x 4 m saltwater infinity heated pool, six-person jacuzzi,

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

Contemporary Villa with Infinity Pool, Spa & Landscaped Grounds – Near Sarlat

Just a few minutes from Sarlat-la-Canéda, this contemporary villa offers 147 m<sup>2</sup> of living space in a peaceful setting, with beautifully landscaped grounds and part of the land still suitable for development.

The ground floor features an entrance leading to a bright 70 m<sup>2</sup> open-plan living and dining area with fitted kitchen, two bedrooms (14 and 15 m<sup>2</sup>), a bathroom with shower and corner bath, separate WC and utility room.

Upstairs, the bright master suite with dressing room, shower room and private terrace overlooks the landscaped garden.

The property benefits from underfloor heating and hot water supplied by a heat pump, with an existing chimney flue.

A separate 47 m<sup>2</sup> building houses a double garage with an automatic door.

Outside, a separate 120 m<sup>2</sup> building houses a 10 x 4 m saltwater infinity heated pool, six-person jacuzzi, shower and WC. Professional humidity-control equipment is installed, and the pool remains covered by a 10-year structural warranty.

The landscaped grounds include fruit trees, pétanque court and automatic irrigation supplied by agricultural water. Part of the land is suitable for further development, subject to planning permission, offering potential for a chalet, holiday accommodation or glamping project.

Energy rating: B.

Ideal as a main residence, holiday home or tourism investment, close to Sarlat and the major attractions of the Périgord Noir, Dordogne.

## NOTES