LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47725TED24 Price: 624 000 EUR

agency fees to be paid by the seller

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







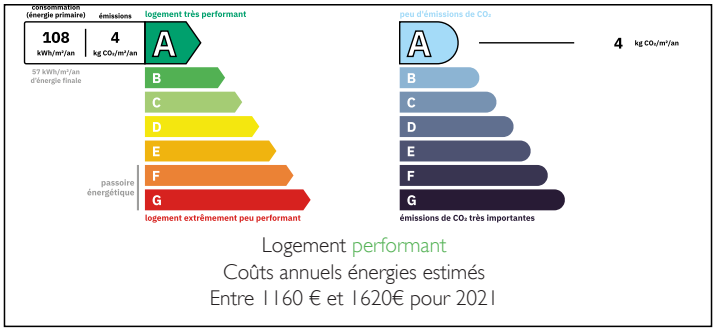








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1160 € et 1620€ pour 2021

INFORMATION

Town:	Sainte-Nathalène
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	0 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,

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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.

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LOCAL TAXES

Taxe foncière: **1800 EUR**

NOTES

DESCRIPTION

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

Just a few minutes from Sarlat-la-Canéda, this contemporary villa offers 147 m² 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 m² open-plan living and dining area with fitted kitchen, two bedrooms (14 and 15 m²), 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 m² building houses a double garage with an automatic door.

Outside, a separate 120 m² 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.