LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48051KEF24 Price: 572 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (540 000 EUR without fees)

Beautifully Renovated 19th Century Stone Farmhouse with Heated Pool, Panoramic Countryside Views, Near Sarlat















INFORMATION

Town:	Saint-André-d'Allas
Department:	Dordogne
Bed:	4
Bath:	4
Floor:	273 m2
Plot Size:	21422 m2

IN BRIEF

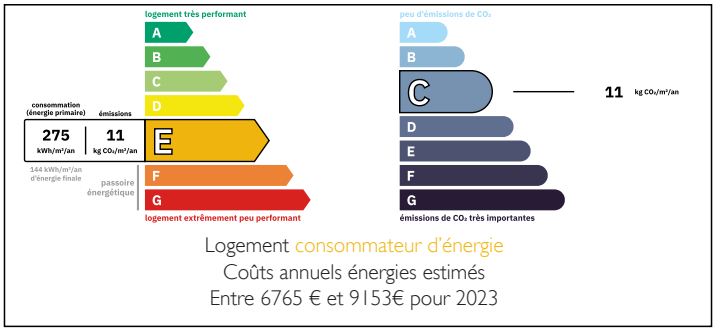
Beautifully renovated Stone farmhouse from 1850, with heated swimming pool, set in 2.14 hectares of private grounds near Sarlat-la-Canéda, in the sought-after Périgord Noir, Dordogne.

Offering 273 m² of living space, this character property was originally two houses, now seamlessly connected by a spacious, recently built, fully fitted kitchen. It features four generous bedrooms, four newly renovated bathrooms and an elegant living room with original fireplace and wood-burning stove.

French doors from the living room, kitchen and separate dining room open onto a sunny south-facing terrace, ideal for alfresco dining, with a 10 × 5 m heated pool and magnificent countryside views.

Surrounded by landscaped gardens, meadows and

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 6765 € et 9153€ pour 2023

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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48051KEF24 Price: 572 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (540 000 EUR without fees)







NOTES

DESCRIPTION

Beautifully Renovated 19th-Century Stone Farmhouse with Heated Pool, Panoramic Countryside Views – Near Sarlat, Périgord Noir

This magnificent stone farmhouse, dating from 1850, is brimming with authentic charm and character. Beautifully renovated throughout, the property retains many of its original architectural features, seamlessly blending traditional Périgord charm with modern comfort and contemporary living.

Offering a generous 273 m² of living space, the property was originally two independent houses, thoughtfully united by a recently constructed, spacious, fully fitted kitchen. The result is an elegant and welcoming country home with a particularly versatile layout.

Enjoying a desirable south-facing position, the property overlooks expansive terraces, a superb 10 × 5 m heated saltwater swimming pool and breathtaking, far-reaching views across the surrounding Dordogne countryside.

The accommodation is cleverly arranged, with two spacious bedrooms and two bathrooms at one end of the house, and a further two generous bedrooms and two bathrooms at the opposite end. This thoughtful configuration provides excellent privacy and flexibility, making the property particularly well suited to multigenerational living or welcoming family and friends.

The generously proportioned living room, separate dining room and contemporary kitchen all open directly onto the expansive south-facing terrace, landscaped gardens and swimming pool through large glazed double doors. This wonderful connection between indoor and outdoor living creates an idyllic setting for entertaining, al fresco dining and enjoying the peaceful countryside surroundings.