LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48530TED24 Price: 462 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (440 000 EUR without fees)

Sarlat – Fully renovated house with heated swimming pool, independent studio and spacious garage















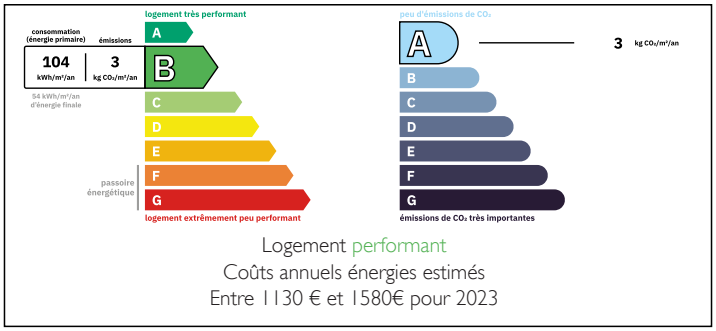
INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	148 m2
Plot Size:	3179 m2

IN BRIEF

Minutes from central Sarlat and close to the greenway, this fully renovated house offers approximately 120 m² of living space on over 3,000 m² of enclosed, wooded grounds, with no overlooking neighbours. Open-plan living area with fitted kitchen and flue for a wood-burning stove, three bedrooms, including one over 20 m² that could be divided to create a fourth bedroom or accommodate a spacious dressing room, shower room and separate WC. Ducted heating and cooling, double glazing and mains drainage. Around 170 m² of tiled and wooden terraces surround an 11 × 5.5 m saltwater pool heated by a heat pump. A new, independent 33 m² studio offers rental potential. Garage of over 50 m² with electric door and utility room. A former 40 m² building remains on the cadastral plan, offering possibilities to explore, subject to planning...

ENERGY - DPE



Logement performant
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Entre 1130 € et 1580€ 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.

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LOCAL TAXES

Taxe foncière:	**2765 EUR**

NOTES

DESCRIPTION

Just a few minutes from the centre of Sarlat and close to the greenway, this fully renovated house enjoys a wooded setting with no overlooking neighbours, within enclosed grounds of over 3,000 m². A property combining modern comfort, generous outdoor spaces and rental potential.

The main accommodation, approximately 120 m², offers an inviting living area with an open-plan fitted kitchen and direct, level access to spacious terraces. The living and dining room also has a flue allowing for the installation of a wood-burning stove.

The sleeping accommodation comprises three bedrooms, including a particularly spacious room of over 20 m², created by combining two former bedrooms. This layout offers the possibility of reinstating two separate bedrooms, bringing the total to four, or incorporating a generous dressing room. A shower room with a walk-in shower and double washbasin, together with a separate WC, completes the accommodation.

Outside, approximately 170 m² of tiled and timber terraces provide ample space to enjoy the warmer months. The 11 × 5.5-metre saltwater swimming pool, heated by a heat pump, is ideal for relaxing with family and friends.

On the garden level, a newly completed independent studio of approximately 33 m² has its own kitchen and shower room with WC. Perfect for accommodating guests independently, it also offers potential for holiday or year-round letting, with the nearby greenway providing an additional attraction.

A garage of over 50 m² with an electric door, together with a utility room, completes the property.

The renovation has covered the main elements...