LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



CHÂTEAU LIFE WITH BREATH-TAKING VIEWS - POOL - EXTRAORDINARY LANDSCAPE | DORDOGNE VALLEY - 10KM SOUTH SARLAT

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PROPERTY FACT FILE

REFERENCE	A34614TP24
PRICE	€ 870,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (828 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	3
ACCOMMODATION	290 m²
LAND	3000 m²
TOWN	Sarlat-la-Canéda
DEPARTMENT	
LOCATION	Close to golf course
TYPE	
CONDITION	
FEATURES	Swimming Pool, Garage, Private parking

*Price based on current exchange rate which is subject to change





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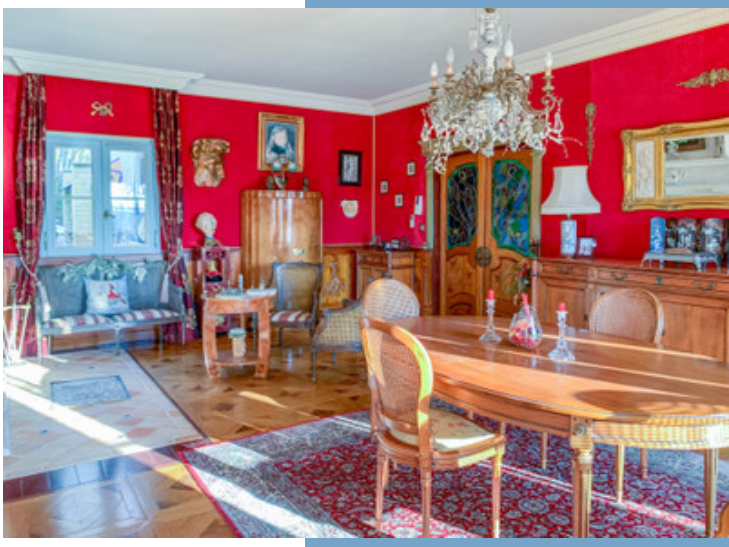
- Ideal location: Between town and countryside
- In the heart of the medieval castles of the valley
- Landscaped garden and 10m x 5m swimming pool
- Modern and bright Périgourdine house
- Great opportunity: Price / Substantial potential

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Are you looking for a beautiful Périgourdine house with all the modern comforts?

This 300m² beautiful property is ideally located in a quiet area, at the edge of a forest and just a few minutes from the medieval town of



DESCRIPTION

Are you looking for a beautiful Périgourdine house with all the modern comforts?

This 300m² beautiful property is ideally located in a quiet area, at the edge of a forest and just a few minutes from the medieval town of Sarlat-La-Canéda | Dordogne. Set on a 3,000 m² wooded plot with panoramic views over the Dordogne valley, its large 10m x 5m swimming pool, outdoor landscaped water feature, and independent 2-bedroom gîte make it a rare opportunity.

The Périgourdine house is a key part of Dordogne heritage. Its distinctive architecture, with its characteristic roofs, is highly sought-after.
This large, recent property combines all modern comforts (underfloor heating, insulation, double glazing, light), while preserving traditional architecture.
Its majestic design is made with multiple roofs, both double and quadruple pitches and covered with terracotta flat tiles. This typical home includes high quality dormer windows, a large fireplace and ornamental brickwork around the doors and windows.



Bright and full of charm, with its moldings and woodwork, this is a home with an ultra-colorful style that gives the place incredible character. Every room is designed to create a tailored living space that invites travel and discovery.

This house welcomes you through an "Art Nouveau" entrance hall that leads directly to a spacious 65m² bright reception area with a fireplace.
The room features numerous openings leading to a large 43m² terrace overlooking the pool and offering ...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A34614TP24

COMPLETE FILE AND PHOTO ON REQUEST

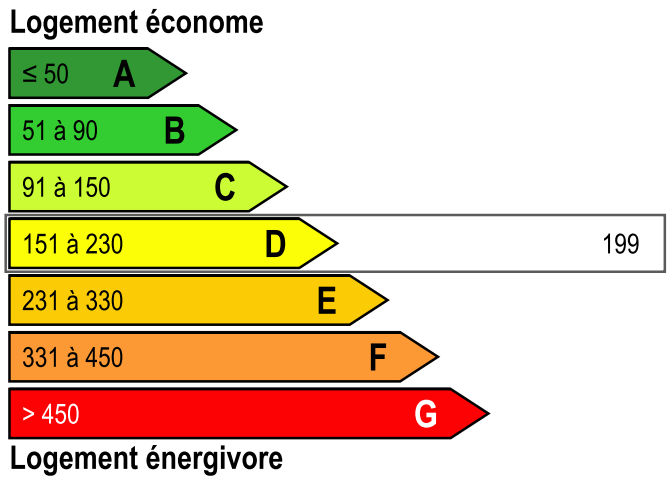
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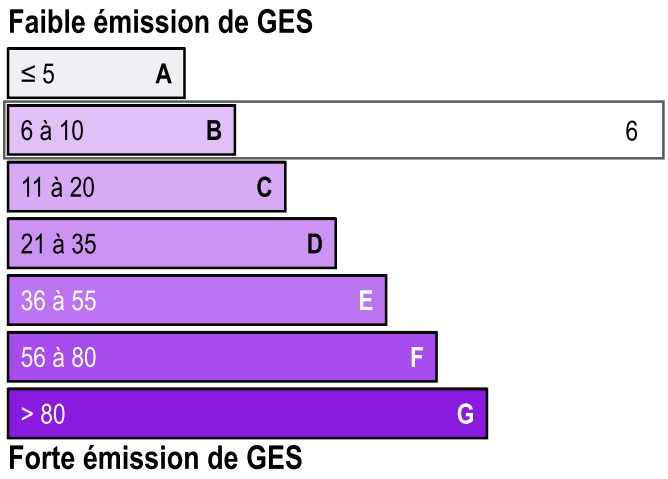
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE





NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A34614TP24

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