





MANOR HOUSE, SELF CONTAINED 2 BED GÎTE, RECENT POOL IN A QUAINT VILLAGE A STONE'S THROW FROM MEDIEVAL SARLAT!

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PROPERTY FACT FILE

REFERENCE A34777TYS24

PRICE € 650,000

£ 0*

*agency fees to be paid by the seller

BEDROOM 7

BATHROOM 6

ACCOMMODATION 398 m²

LAND 4200 m²

TOWN Sainte-Nathalène

DEPARTMENT

LOCATION Village property

TYPE Maison de Vacances, Bed and

Breakfast, Land without CU

CONDITION Good condition

FEATURES Swimming Pool, Mains Drains,

Private parking

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





- Exquisitely remodelled + enhanced
- Recently installed large swimming pool
- Peaceful setting yet close to buzzy Sarlat
- Ground floor bedroom/study
- Rental potential self contained gîte

Beautifully presented house of grand proportions nestled in a quaint village a few short km's from Medieval Sarlat - the best of both worlds with an abundance of countryside tranquility yet easily accessible to a large town for your day-to-day living.

DESCRIPTIF

Vastly enhanced and improved by the current owners; offering in brief:

Fluid ground floor living space with a larger than average entrance foyer/hallway, bright and spacious living room with feature stone chimney/fireplace complete with wood burning insert, large study/office or ground floor bedroom, dining room with direct access to a bespoke fitted kitchen, WC/cloakroom and solid staircase to the sleeping quarters of the house. A large utility room with door to access the adjoining self contained gite.

The first floor lends to 3 bedrooms, two having ensuite bathroom/showers and a stunning master bedroom with ensuite & dressing.

In addition to this, you also have larger than average 2 bedroom gîte arranged over 2 levels with its own independant access or through the main house, an epic 200 m2 attic space to further develop.

Outside there is a courtyard side garden, newly installed swimming pool, and raised garden edged by woodlands.

Measurements (approximate)

Ground floor: Entrance hall: 19 m2 Living room: 47.5 m2

Study/reception room: 29 m2

Dining room 19 m2 Kitchen: 22 m2 WC: 2 m2

Utility room (internal door access to gate) 10 m2

First floor:

Landing: 11 m2 Corridor: 10.7 m2

Master bedroom suite with ensuite + dressing room 31. 4 m2, 16.8

m2, 3.2 m2

Family Bathroom 6.3 m2

Bedroom 2: (separate access to family bathroom) 13.5 m2 Bedroom 3:+ ensuite shower and WC 16.5 m2, 3 m2

More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A34777TYS24

COMPLETE FILE AND PHOTO ON REQUEST

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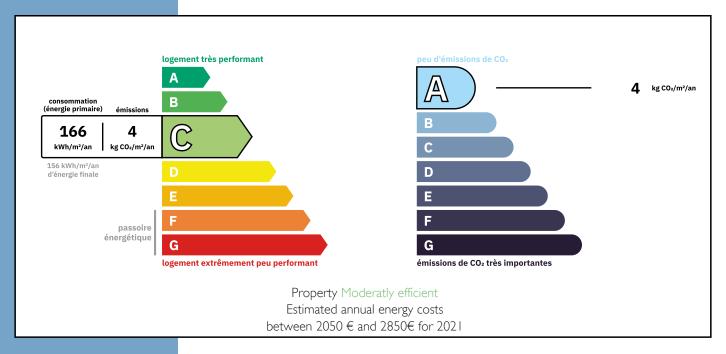




MANOR HOUSE, SELF CONTAINED 2 BED GÎTE, RECENT POOL IN A QUAINT VILLAGE A STONE'S THROW FROM MEDIEV Information about risks to which this property is exposed is available on the Géorisques website: https://www.georisques.gouv.fr/

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ENERGIE-DPE



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CONTACT

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