



STUNNING 5 BEDROOM FAMILY HOME WITH
SEPARATE APARTMENT, POOL AND PANORAMIC
VIEWS, 5 MINS DRIVE TO SARLAT

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PROPERTY FACT FILE	
REFERENCE	A39803KEF24
PRICE	€ 612,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	2
ACCOMMODATION	190 m ²
LAND	1500 m ²
TOWN	Sarlat-la-Canéda
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- 5 spacious bedrooms including a separate apartment
- Excellent connection between living area and pool
- Calm oasis yet 5 mins drive to Sarlat la Canéda
- Excellent decorative condition throughout the home
- Panoramic views from the superb elevated position

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An oasis of calm just 5 minutes from the enchanting medieval town of Sarlat-la-Canéda, this elegant home offers light, space and breathtaking views

With 190m² of living space, it features 5 bedrooms, 2 bathrooms, a sun-drenched terrace and a sparkling pool, perfect for long summer

DESCRIPTIF

This immaculate property, built in 1980 and recently completely renovated throughout to an exceptionally high standard is a rare find and an oasis of tranquility and calm.

It also has great accessibility to the stunning medieval town of Sarlat la Canéda which is just a 5 minute drive away.

190m² of living space and 1500m² plot.

Located on the heights above Sarlat, in a small peaceful residential area, it boasts breathtaking panoramic views from the beautiful private tiled terrace which is filled with tropical plants and a 8x4m heated swimming pool.

Ground floor:

Apartment with great rental potential (45m²) consists of 2 spacious bedrooms, living room, bathroom.

Large Garage (40m²) Storage and laundry room (53m²)

Pool technical room (20m²)

First floor:

Spacious living/dining room with wood burning stove (52m²) with direct access to the terrace through large sliding doors.

A games room with access to the terrace and pool (20m²)

Fully equipped high quality kitchen (12m²)

2 generous size bedrooms with fitted wardrobes (11m²) and (16m²)

A large family bathroom with shower, sink, WC (8m²)

Separate WC.

Second floor:

Attic conversion into an office (6m²) A bedroom (6m²) Living room (6m²)

Total floor space is 59m²

Terrace:

8x4m heated swimming pool (Heated by a heat pump)

Beautiful tiled terrace which surround the pool and house, connects perfectly from the house to the pool and tropical gardens beyond.

Heating:

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A39803KEF24>

COMPLETE FILE AND PHOTO ON REQUEST

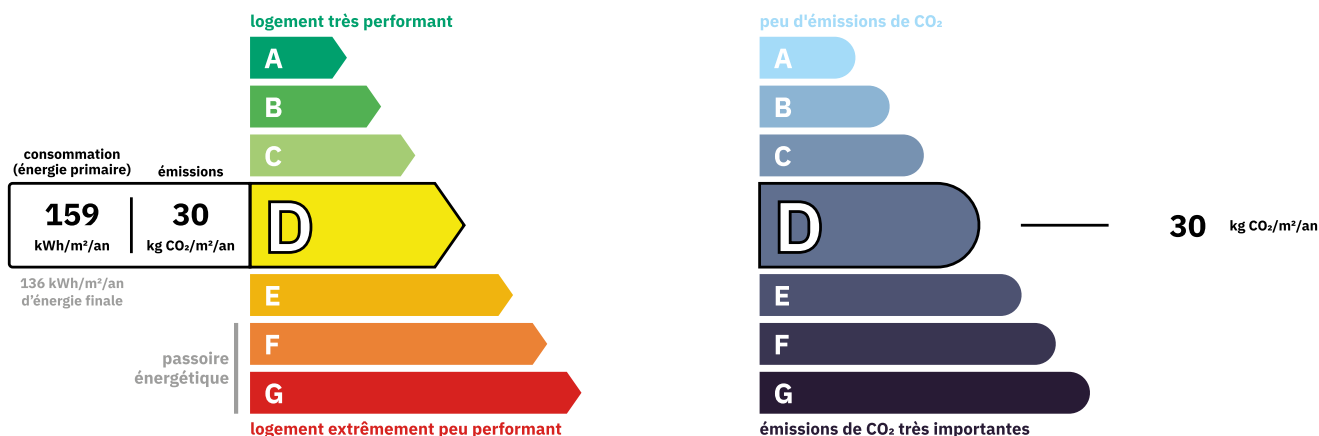


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ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 2940 € and 4070€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. 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.

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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

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AND PHOTOS
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