



SENSATIONAL 4 BEDROOM HOME, GUEST APARTMENT, BEAUTIFUL POOL, FANTASTIC VIEWS. 5 MINS WALK TO MEDIEVAL SARLAT

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BEDROOM HOME, GUEST
APARTMENT, BEAUTIFUL
POOL, FANTASTIC VIEWS.
5 MINS WALK TO
MIEVEVA...



PROPERTY FACT FILE	
REFERENCE	A45166KEF24
PRICE	€ 549,000 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (518 000 EUR hors honoraires)</small>
BEDROOM	4
BATHROOM	3
ACCOMMODATION	186 m ²
LAND	2891 m ²
TOWN	Sarlat-la-Canéda
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Other Drainage
<small>*Price based on current exchange rate which is subject to change</small>	



- 5 mins walk to medieval centre of Sarlat la Canéda
- Panoramic views from the pool, terraces and house
- Immaculate condition and beautifully decorated
- Excellent energy efficiency with B energy rating
- Separate apartment, perfect for guest accomodation

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An absolute gem in the heart of the Périgord Noir. 5 minutes walk to the centre of historic Sarlat la Canéda

This recently built beautiful 4-bedroom home with independent guest apartment combines modern luxury, energy efficiency and timeless

DESCRIPTION

This stunning 4-bedroom property was completed in 2010 to an exceptional standard, using high-quality materials and finishes throughout. Offering approximately 190m² of beautifully presented living space, the house combines elegant contemporary design with comfort and energy efficiency.

Set within 2,891m² of secluded landscaped gardens and terraces, the property enjoys a peaceful natural setting with breathtaking panoramic views across the surrounding countryside, while being just a 5-minute walk from the historic medieval centre of Sarlat-la-Canéda, the jewel of the Dordogne.

The spacious interiors are wonderfully bright and airy thanks to the south-facing orientation and numerous large windows and glass doors, creating a seamless connection between the interior and exterior living spaces.

The terraces, beautiful landscaped gardens and superb 10x5m heated swimming pool enjoy sunshine throughout the day, making this an ideal property for entertaining and relaxing.

Energy efficiency is excellent, with a B energy rating achieved through high-quality insulation, double glazing, underfloor heating and reversible air conditioning.

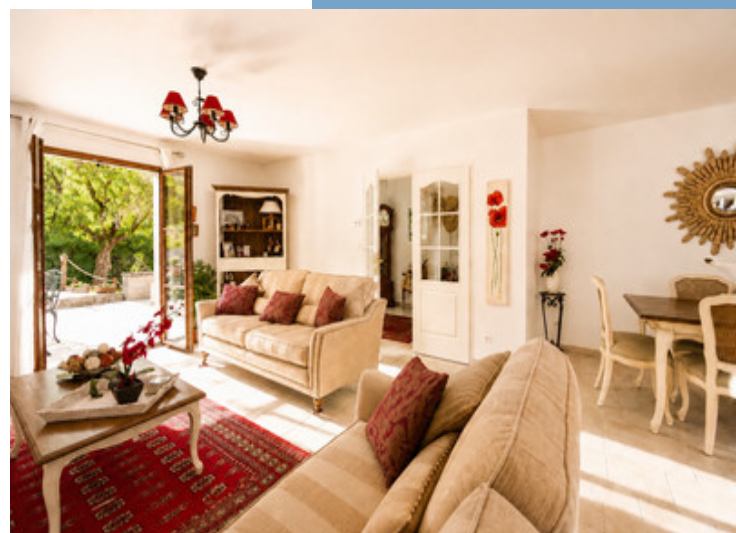
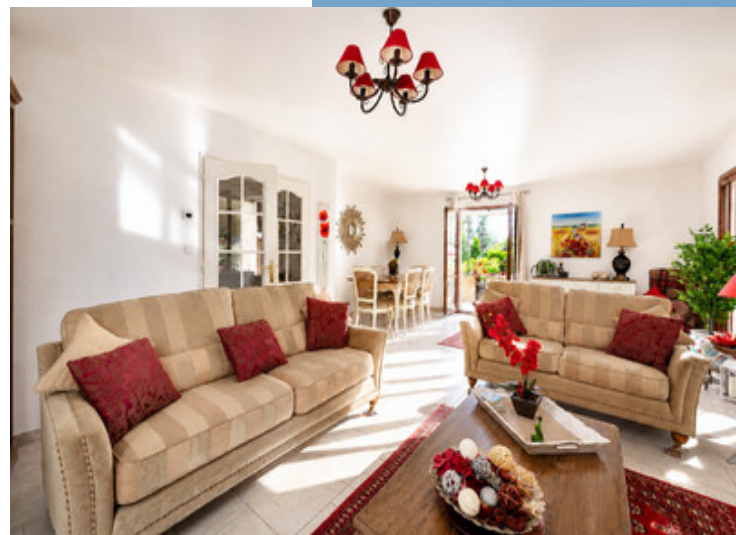
On the ground floor, the property offers a spacious living/dining room with glass doors opening onto the terraces, gardens and 10x5m heated swimming pool, a fully equipped separate kitchen with direct terrace access, a generous double bedroom, a bathroom with bath and shower, and a separate WC.

The first floor features two further spacious bedro...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A45I66KEF24>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

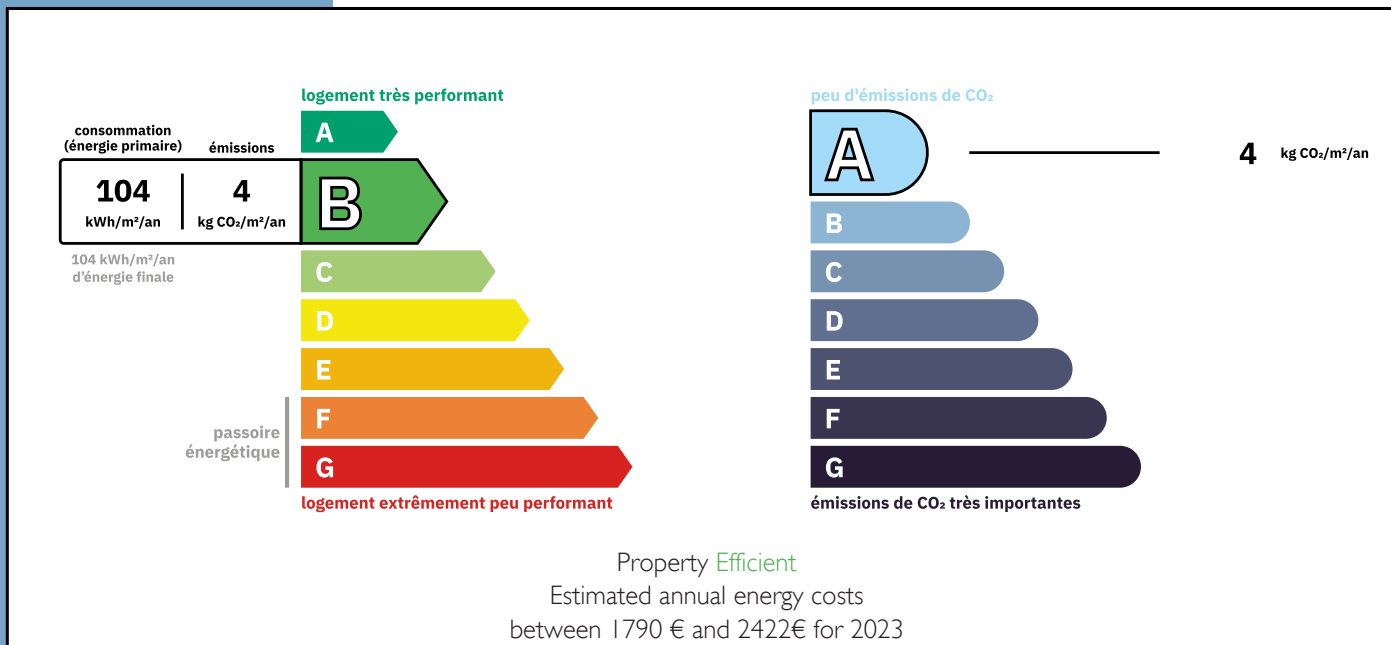
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ENERGIE-DPE

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



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CONTACT

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FILE COMPLETE
AND PHOTOS
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