LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



ELEGANT & SPACIOUS 5 BEDROOM STONE HOME INCLUDING GUEST APARTMENT. HEATED POOL, IN SARLAT LA CANÉDA DORDOGNE

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

ELEGANT & SPACIOUS 5 BEDROOM STONE HOME INCLUDING GUEST APARTMENT. HEATED POOL, IN SARLAT LA CANÉDA...









PROPERTY FACT FILE

REFERENCE	A46958KEF24
PRICE	€ 630,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (595 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	4
ACCOMMODATION	265 m²
LAND	2634 m²
TOWN	Sarlat-la-Canéda
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Private parking

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

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

- Excellent condition throughout. Ready to move in
- 5 spacious bedrooms including a guest apartment
- Walking distance to Sarlat la Canéda centre
- Beautiful 9x4m heated pool, stone terracee, garden
- Private, peaceful location with open views

ELEGANT & SPACIOUS 5 BEDROOM STONE HOME INCLUDING GUEST APARTMENT. HEATED POOL, IN SARLAT LA CANÉDA...

Ref : A46958KEF24

This elegant, light-filled 265m² stone property enjoys a privileged elevated, south-facing position with beautiful uninterrupted countryside views, complete privacy and just a 25-minute walk from historic Sarlat-la-Canéda.



DESCRIPTION

Property overview

This elegant and Impressive three-level residence with 9x4m heated swimming pool and independent apartment, is set in a peaceful and private position just 3 km from the historic medieval centre of Sarlat-la-Canéda.

Offering generous living accommodation with high quality finishes throughout.
Situated in a prime elevated position of 2,634 m² of landscaped gardens and stone terraces, this spacious Dordogne property combines modern comfort, privacy and excellent access to shops, restaurants and local services.



Previously operated successfully as a chambre d'hôtes, it is ideally suited as a prestigious family home or a beautiful holiday residence, with guest accommodation and excellent rental income potential.

Benefiting from a desirable south-west orientation, the house enjoys excellent natural light and sunshine throughout the day. Spacious interiors open naturally onto the outdoor living areas, creating an easy connection between the house, gardens and pool terrace. A large covered terrace provides a superb setting for outdoor dining and entertaining while overlooking the heated 9 m x 4 m swimming pool, equipped with an electric cover.



The secluded gardens are beautifully established and offer excellent privacy with no overlooking neighbours. A long private driveway provides extensive parking, with space to potentially create a covered carport, subject to the necessary permissions.

Location

The property occupies a quiet residential setting appro...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46958KEF24

COMPLETE FILE AND PHOTO ON REQUEST

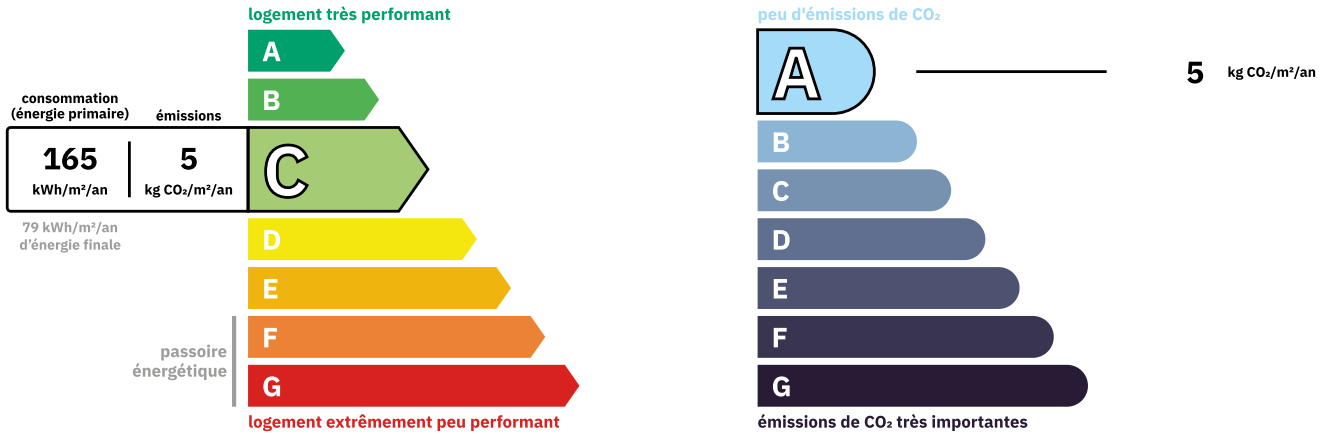
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

ELEGANT & SPACIOUS 5 BEDROOM STONE HOME INCLUDING GUEST APARTMENT. HEATED POOL, IN SARLAT LA CANÉDA...

Ref : A46958KEF24

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

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 3160 € and 4350€ for 2023

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 :A46958KEF24

FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 0870011515l telephone: +33 553 608 488 E-mail: prestige@leggett.fr