

BEAUTIFULLY RENOVATED 19TH CENTURY STONE FARMHOUSE WITH HEATED POOL, PANORAMIC COUNTRYSIDE VIEWS, NEAR SARLAT

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

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PROPERTY FACT FILE

REFERENCE	A48051KEF24
PRICE	€ 572,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (540 000 EUR hors honoraires)
BEDROOM	4
BATHROOM	4
ACCOMMODATION	273 m²
LAND	21422 m²
TOWN	Saint-André-d'Allas
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Private parking

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





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- Peaceful location, just 8 minutes drive to Sarlat
- 2,14 hectares with stunning countryside views
- Beautifully renovated 1850 stone farmhouse
- Heated 10x5m pool and south facing terraces
- 273m2 of living space, 4 bedrooms, 4 bathrooms

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Beautifully renovated Stone farmhouse from 1850, with heated swimming pool, set in 2.14 hectares of private grounds near Sarlat-la-Canéda, in the sought-after Périgord Noir, Dordogne.

Offering 273 m² of living space, this character property was originally



DESCRIPTION

Beautifully Renovated 19th-Century Stone Farmhouse with Heated Pool, Panoramic Countryside Views – Near Sarlat, Périgord Noir

This magnificent stone farmhouse, dating from 1850, is brimming with authentic charm and character. Beautifully renovated throughout, the property retains many of its original architectural features, seamlessly blending traditional Périgord charm with modern comfort and contemporary living.

Offering a generous 273 m² of living space, the property was originally two independent houses, thoughtfully united by a recently constructed, spacious, fully fitted kitchen. The result is an elegant and welcoming country home with a particularly versatile layout.



Enjoying a desirable south-facing position, the property overlooks expansive terraces, a superb 10 × 5 m heated saltwater swimming pool and breathtaking, far-reaching views across the surrounding Dordogne countryside.

The accommodation is cleverly arranged, with two spacious bedrooms and two bathrooms at one end of the house, and a further two generous bedrooms and two bathrooms at the opposite end. This thoughtful configuration provides excellent privacy and flexibility, making the property particularly well suited to multigenerational living or welcoming family and friends.

The generously proportioned living room, separate dining room and contemporary kitchen all open directly onto the expansive south-facing terrace, landscaped gardens and swimming pool through large glazed double doors. This ...



More Online :
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COMPLETE FILE AND PHOTO ON REQUEST

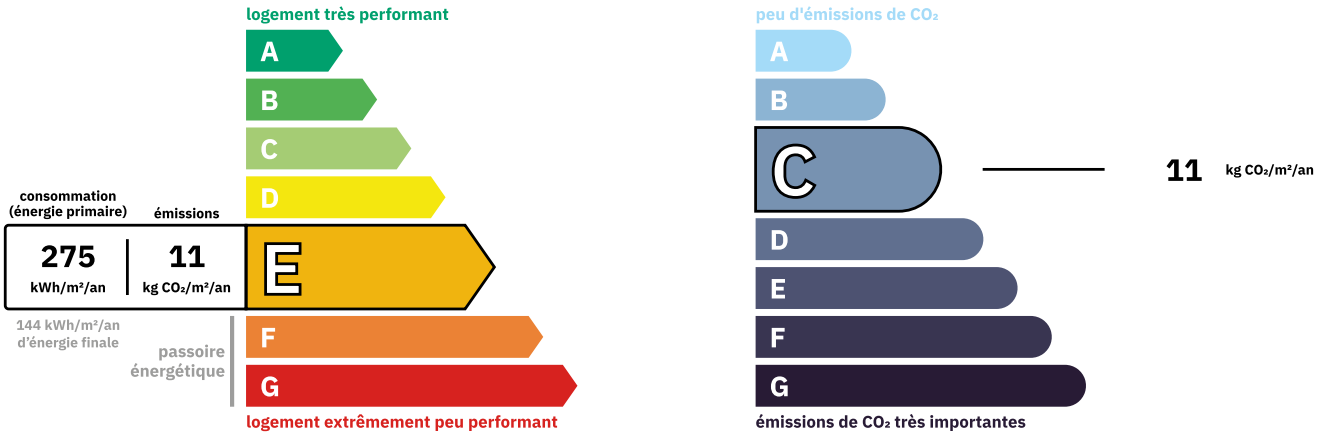
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 6765 € and 9153€ 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.

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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

Réf :A48051KEF24

FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL

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

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