

Exquisite 4 bedroom house with large pool & beautiful garden in the heart of Sarlat, 2 mins walk to the centre



INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	193 m2
Plot Size:	4519 m2

IN BRIEF

Are you searching for your perfect Perigord home in a fantastic location?

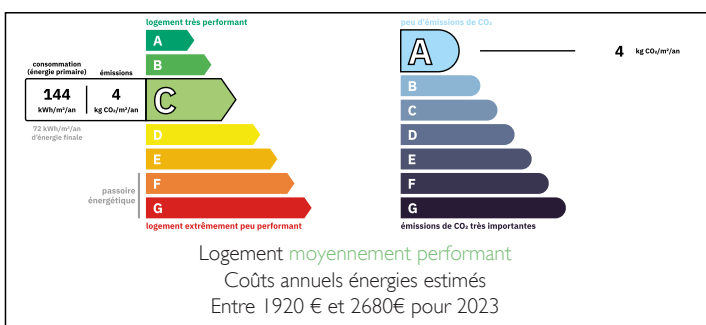
Just a stones throw from the centre of the stunning medieval town of Sarlat, in a leafy quiet cul de sac, stands this beautiful, 193m2, contemporary, Perigordian style home.

Set in 4519m2 of secluded, beautiful, landscaped gardens which wrap around this stunning property. Ideal as a family home, holiday retreat or an investment property with an excellent potential rental return.

The large 52m2 living/dining area opens on to a sunny south west facing terrace with immaculate 10x5m swimming pool, summer kitchen and private gardens beyond.

The kitchen 12m2 is newly fitted, complete with

ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Exceptional contemporary Perigourdine home with pool.
Just minutes from the heart of Sarlat la /Canéda.

Located just a stone's throw from the enchanting medieval centre of Sarlat la Caneda, in the heart of the sought after Perigord Noir region, this stunning contemporary Perigourdine style home built in 2005, offers elegance, comfort and exceptional quality throughout.

Set in 4519m2 of beautifully landscaped and impeccably maintained gardens, the property boasts a superb 10x5m swimming pool framed by a private south-west facing terrace, ensuring total privacy and no overlooking neighbours.

An inviting fully equipped outdoor kitchen provides the ideal setting for summer barbecues and al fresco dining with friends and family beside the pool.

With 193m2 of light filled living space, the home features a spacious open plan living and dining area (52m2) seamlessly flowing onto the terrace and pool through wide sliding doors, a perfect integration of indoor and outdoor living. A wood burning stove adds charm and warmth, making the space welcoming year round.

The modern, fully fitted kitchen is connected to the dining area via stylish sliding glass doors, adding a touch of contemporary sophistication. A central hallway leads to three generous ground floor bedrooms, including a master suite with walk in dressing room and en-suite bathroom, a home office, and a separate WC.

Upstairs, a versatile air-conditioned studio of approx 42m2 offers additional living space, complete with bedroom, bathroom, sitting area and separate WC, ideal for guests, extended family or creative pursuits.

The property also benefits from a full basement

LOCAL TAXES

Taxe foncière: 4039 EUR

Taxe habitation: EUR

NOTES