

house 5 bedrooms



## INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	132 m2
Plot Size:	2397 m2

## IN BRIEF

Traditional house on two floor, near the historic center of Sarlat.

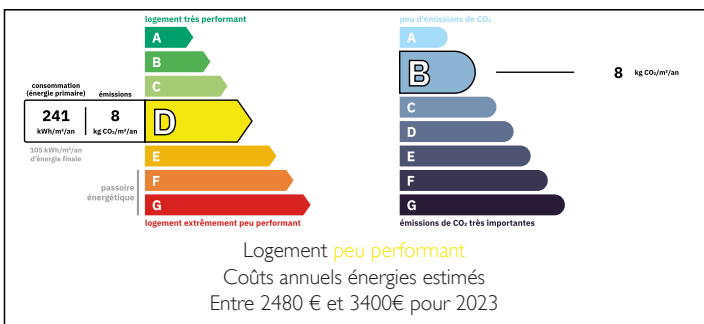
Located in a quiet neighborhood of Sarlat, at 8-minutes walk from the historic town center, this house will charm you with her 5 bedrooms, which can easily be separated into two separate appartements.

In the basement, there is a garage that can easily accommodate two vehicles, as well as ample space for storage and DIY.

Two bedrooms, a kitchen, and a bathroom with a toilet on the garden level with direct access to the terrace complete this level.

Upstairs, three beautiful bedrooms (one with a water feature), a bathroom, a separate toilet, a spacious separate kitchen, a bright living room, and a dining room with a beautiful terrace complete this

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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

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Upstairs, three beautiful bedrooms (one with a water feature), a bathroom, a separate toilet, a spacious separate kitchen, a bright living room, and a dining room with a beautiful terrace complete this family home.

For a large family or a rental project, this could be the ideal house.

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

## LOCAL TAXES

**Taxe foncière: 2374 EUR**

**Taxe habitation: EUR**

## NOTES