

Stunning 5 bedroom family home with separate apartment, pool and panoramic views, 5 mins drive to Sarlat



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Sarlat-la-Canéda    |
| Department: | Dordogne            |
| Bed:        | 5                   |
| Bath:       | 2                   |
| Floor:      | 190 m <sup>2</sup>  |
| Plot Size:  | 1500 m <sup>2</sup> |

## IN BRIEF

An oasis of calm just 5 minutes from the enchanting medieval town of Sarlat-la-Canéda, this elegant home offers light, space and breathtaking views. With 190m<sup>2</sup> of living space, it features 5 bedrooms, 2 bathrooms, a sun-drenched terrace and a sparkling pool, perfect for long summer days.

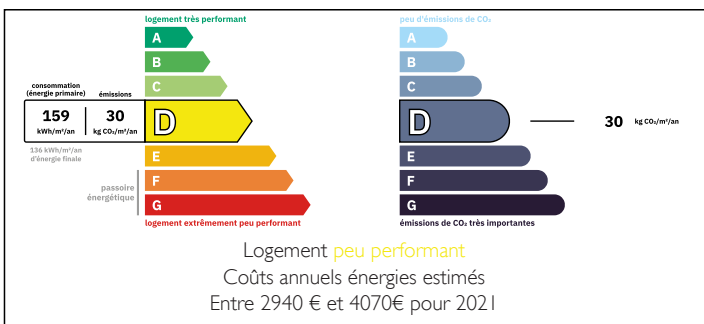
The ground floor hosts a charming 45m<sup>2</sup> independent apartment with its own entrance, while the first floor flows beautifully with a spacious 52m<sup>2</sup> living/dining room with fireplace, a modern fitted kitchen, games room, 2 bedrooms and a family bathroom.

The top floor reveals a luminous studio with office, bedroom and lounge, ideal for work or relaxation.

A vast basement with garage, laundry and storage completes the property.

Set on a 1500m<sup>2</sup> plot, this haven is equally suited as a welcoming family home, a holiday retreat or an exceptional rental opportunity in one of the Dordognes most sought...

## 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

This immaculate property, built in 1980 and recently completely renovated throughout to an exceptionally high standard is a rare find and an oasis of tranquility and calm.

It also has great accessibility to the stunning medieval town of Sarlat la Canéda which is just a 5 minute drive away.

190m2 of living space and 1500m2 plot.

Located on the heights above Sarlat, in a small peaceful residential area, it boasts breathtaking panoramic views from the beautiful private tiled terrace which is filled with tropical plants and a 8x4m heated swimming pool.

Ground floor:

Apartment with great rental potential (45m2) consists of 2 spacious bedrooms, living room, bathroom.

Large Garage (40m2) Storage and laundry room (53m2)

Pool technical room (20m2)

First floor:

Spacious living/dining room with wood burning stove (52m2) with direct access to the terrace through large sliding doors.

A games room with access to the terrace and pool (20m2)

Fully equipped high quality kitchen (12m2)

2 generous size bedrooms with fitted wardrobes (11m2) and (16m2)

A large family bathroom with shower, sink, WC (8m2)

Separate WC.

Second floor:

Attic conversion into an office (6m2) A bedroom (6m2) Living room (6m2)

Total floor space is 59m2

Terrace:

8x4m heated swimming pool (Heated by a heat

## LOCAL TAXES

Taxe foncière: 4136 EUR

Taxe habitation: EUR

## NOTES