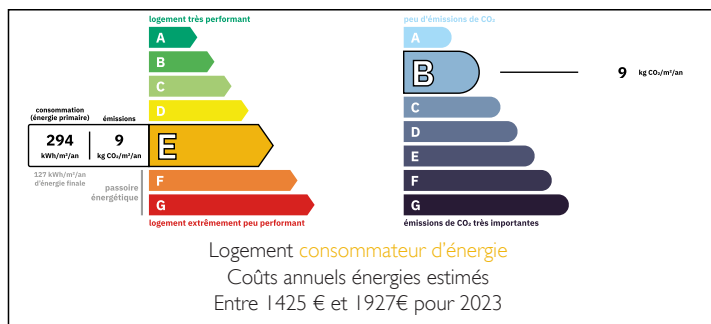


Romantic Riverside Retreat with Guest House in the Heart of the Dordogne, in Cenac, near Sarlat la Caneda

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Domme
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	82 m ²
Plot Size:	2188 m ²

IN BRIEF

Charming Riverside Retreat with Guest Cottage in Cenac near Sarlat-la-Canéda

At the end of a peaceful cul-de-sac, slightly elevated above the Dordogne River, this delightful property offers both charm and versatility.

Comprising a romantic 1-bedroom cottage (61 m²) and a separate 1-bedroom guest house (21 m²), it is an ideal holiday home with excellent rental potential. The main cottage, occupying the end of a traditional stone house, enjoys a secluded garden with direct access to the river and beach. Inside, a bright open-plan living and dining area flows into a fully equipped kitchen.

Upstairs leads to a spacious landing with office space, a generous bedroom boasting river views, and a bathroom.

At the far end of the garden, there is an independent guest cottage, making it perfect for friends, family, or holiday rentals.

Well presented and in good decorative order.

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

Are you dreaming of owning a beautiful home by the river, within walking distance to one of the most desirable villages in the Dordogne?

This charming riverside property, complete with a separate guest house, offers the perfect blend of tranquility and convenience, set in the vibrant village of Cénac-Saint-Julien, just 10 minutes from Sarlat-la-Canéda and a short walk to the hilltop gem of Domme.

The main house (61m²), is semi-detached and occupies the end part of a traditional stone property, is full of character and charm. It opens onto a secluded garden and enjoys breathtaking views over the Dordogne River.

A private plot of 2,188m² ensures peace and privacy, with direct access to village life only a short stroll away.

LOCAL TAXES

Taxe foncière: 1053 EUR

Taxe habitation: EUR

Main House

Light-filled living/dining room (20m²) opening onto the lovely terrace

Fully equipped modern kitchen (9m²)

Upstairs there is a spacious landing with office space and river views (11m²)

Generous double bedroom (15m²) with dual-aspect windows overlooking the Dordogne

Bathroom (7m²) with bath/shower, washbasin and WC

There is an attic with pull down stairs which could be renovated into additional living space.

Additional storage room and a 12m² garden shed in the garden for bikes and equipment

Guest House (21m²)

Set at the end of the garden with its own entrance, this delightful guest cottage offers excellent versatility – ideal for visiting family, friends, or as a rental opportunity.

Open-plan living/kitchen/dining area

Double bedroom

Bathroom

NOTES