

Exceptional property in Périgord Noir, a gem of authenticity!



INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	90 m2
Plot Size:	7000 m2

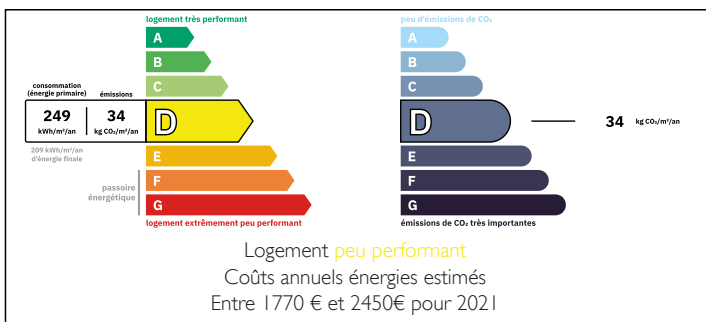
IN BRIEF

Come and discover this little gem of authenticity perched on a rock in the Périgord Noir, a truly unique and authentic place located in a historic setting.

Rare opportunity!
Don't miss out!



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

House 90 m² + barn 150 m² on 7,000 m² of land.

1 large living room/dining room/fitted kitchen
4 bedrooms
2 shower rooms
1 large barn with 2 entrances
1 magnificent terrace with panoramic views of the valley and the Vézère river
1 large vegetable garden below with access to the Vézère river.

New air/water heat pump.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES