

Charming 1820 stone property in the heart of Saint-André d'Allas, a sought after village close to Sarlat



## INFORMATION

Town:	Saint-André-d'Allas
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	204 m <sup>2</sup>
Plot Size:	1406 m <sup>2</sup>

## IN BRIEF

In the heart of the charming village of Saint-André-d'Allas, near Sarlat-la-Canéda, this character property offers superb potential.

Set on a 1,406 m<sup>2</sup> plot, it comprises two adjoining houses connected by a shared wall, dating back to 1820 and formerly operated as a B&B and holiday cottages.

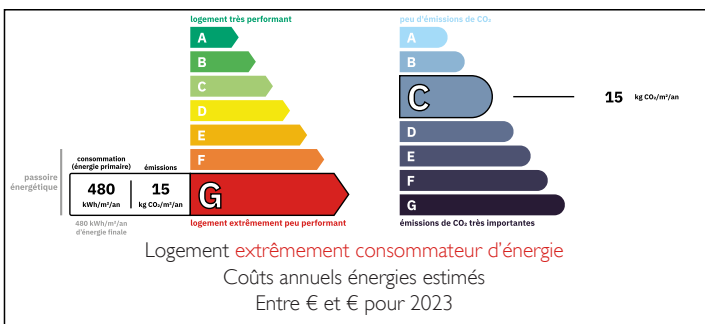
Ideal as a family home, holiday retreat, or an excellent business venture.

The Pigeonnier (116 m<sup>2</sup>) features a kitchen/dining area on the ground floor. On the first floor there is a spacious lounge with fireplace opening onto the terrace and pool, bathroom, and two bedrooms including one en suite.

A spiral staircase leads to a spacious top-floor bedroom.

The second house (88 m<sup>2</sup>) offers an open-plan living/dining area with kitchen, utility space, two

## 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

Beautiful Character Stone Property with Pool in the Heart of a Sought-After Dordogne Village

This charming stone property (204 m<sup>2</sup>) offers exceptional potential and is located in one of the Dordogne's prettiest and most sought-after villages — Saint-André-d'Allas, just 10 minutes from the medieval town of Sarlat-la-Canéda.

Enjoying a prime village location yet surrounded by peaceful countryside, the home combines the convenience of local amenities with the tranquility of rural living.

Set within 1,406 m<sup>2</sup> of south-west-facing gardens, the property comprises two adjoining stone houses, offering flexible accommodation.

The homes are connected by a shared wall and can be easily transformed into a single 5-bedroom residence, or maintained as two independent dwellings — ideal for holiday rentals, guest accommodation, or multi-generational living.

The Pigeonnier (116 m<sup>2</sup>, dating from 1820):

Ground floor:

Entrance hall (7.6 m<sup>2</sup>)

Separate WC (1.74 m<sup>2</sup>)

Spacious kitchen/dining room (17.32 m<sup>2</sup>) with adjoining pantry (4.83 m<sup>2</sup>)

First floor:

Family bathroom (10.2 m<sup>2</sup>)

Landing (6.68 m<sup>2</sup>)

Bedroom 1 (12 m<sup>2</sup>) with en-suite shower room (2.4 m<sup>2</sup>)

Bedroom 2 (14.1 m<sup>2</sup>)

Bright living room (30 m<sup>2</sup>) with open fireplace and direct access to the terrace and pool area

Second floor:

Spiral staircase leading to Bedroom 3 (8.74 m<sup>2</sup>)

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES