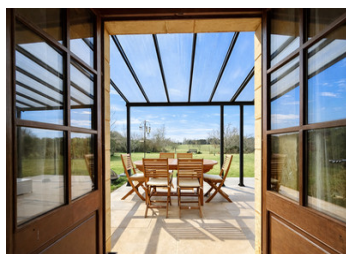
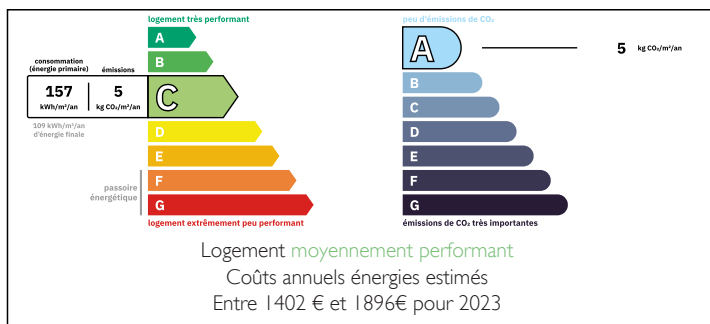


Superb Stone house with 3 bedrooms in sought-after hamlet. Fantastic views. 15 mins from Sarlat la Canéda



ENERGY - DPE



INFORMATION

Town:	Simeyrols
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	120 m ²
Plot Size:	1280 m ²

IN BRIEF

Dreaming of owning an authentic French stone home in the heart of the Dordogne's highly sought-after Périgord Noir?

This beautifully renovated 1882 stone property offers charm, comfort and character in equal measure.

Ideally located on the edge of a small village, just 15 minutes from the medieval town of Sarlat-la-Canéda, the house offers approximately 120m² of living space. Set on a level plot of 1280m² with panoramic views

It features three generous bedrooms, each with its own en-suite bathroom, including one conveniently located on the ground floor

The light-filled living room, complete with a wood-burning stove, opens directly onto a large terrace and garden

A separate dining room and fully fitted modern kitchen create a welcoming space for entertaining,

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

Located in a small, peaceful hamlet on the edge of the sought-after village of Simeyrols, just 15 minutes from the historic town of Sarlat-la-Canéda. The property is set within 1,280m² of private gardens and enjoys panoramic views over the surrounding unspoilt countryside.

This charming stone property offers approximately 120m² of living space, complemented by an adjoining stone barn of around 75m² dating from 1882.

The entire property has been carefully and completely restored using quality materials, combining character features with tasteful modern finishes.

Ideally situated in the heart of the highly popular Périgord Noir region of the Dordogne in South-West France, the location provides easy access to many of the area's most renowned attractions, including the Lascaux caves at Montignac, the Dordogne River valley, and the picturesque villages of Domme and La Roque-Gageac.

The stone house is perfectly positioned within the plot, offering far-reaching views from both the front and rear elevations.

Two terraces provide direct access from the living room at the front of the house and from the dining room at the rear, both leading onto expansive lawns. With excellent privacy on all sides, this is an ideal property for enjoying the Dordogne climate and entertaining family and friends.

Ground floor:

Kitchen/dining room: 24m²

Living room with wood-burning stove: 30m²

Bedroom with direct access to the garden: 20m²

En-suite bathroom with shower: 3.35m²

First floor:

Double bedroom 1: 18m²

En-suite bathroom with shower: 4.3m²

LOCAL TAXES

Taxe habitation:

EUR

NOTES