

Elegant character property with swimming pool and outbuildings, within walking distance of the heart of Sarlat



INFORMATION

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|-------------|---------------------|
| Town: | Sarlat-la-Canéda |
| Department: | Dordogne |
| Bed: | 6 |
| Bath: | 1 |
| Floor: | 156 m ² |
| Plot Size: | 4150 m ² |

IN BRIEF

Located on the heights of Sarlat-la-Canéda, just a few minutes' walk from the historic center, this attractive property enjoys a prime location combining peace, privacy, and immediate access to local amenities.

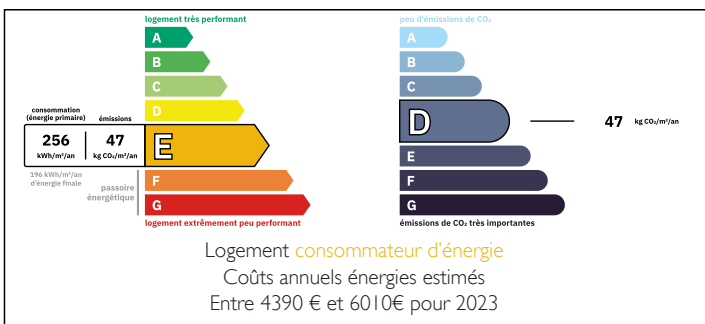
Set in the heart of a beautiful landscaped garden with a swimming pool, the house benefits from a lush and peaceful environment, offering a rare and highly sought-after lifestyle in the Sarlat area.

Arranged over two levels, the property offers generous living spaces.

The ground floor comprises a kitchen, a bright living room opening onto the terrace, pool and garden, two bedrooms, a study, a shower room, and a separate WC.

Upstairs, three additional bedrooms and a second study complete the sleeping area.

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

Located on the heights of Sarlat-la-Canéda, just a few minutes' walk from the historic center, this attractive property enjoys a privileged setting combining peace, privacy, and immediate proximity to all amenities.

Set within a charming landscaped plot with a swimming pool, the house benefits from a lush and tranquil environment, offering a rare and highly sought-after lifestyle in the Sarlat area.

Arranged over two levels, the residence offers generous volumes.

The ground floor comprises a kitchen, a bright living room opening onto the terrace, pool, and garden, two bedrooms, a study, a shower room, and a separate WC.

Upstairs, three additional bedrooms and a second study complete the sleeping area.

A substantial outbuilding and two independent garages are significant assets, enhancing both the appeal and the potential of the property.

Renovation work will be required in order to restore the full charm, character, and soul of this distinctive home.

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