

## Beautiful Renovated Stone Farmhouse with Panoramic Views – Périgord Noir



## INFORMATION

|             |                         |
|-------------|-------------------------|
| Town:       | Marcillac-Saint-Quentin |
| Department: | Dordogne                |
| Bed:        | 3                       |
| Bath:       | 3                       |
| Floor:      | 143 m2                  |
| Plot Size:  | 8860 m2                 |

## IN BRIEF

Beautiful Renovated Stone Farmhouse with Panoramic Views – Périgord Noir

Located just 6 minutes from Sarlat-la-Canéda, this fully renovated stone farmhouse offers 143 m<sup>2</sup> floor space (117 m<sup>2</sup> Carrez) in a peaceful setting with stunning countryside views and complete privacy.

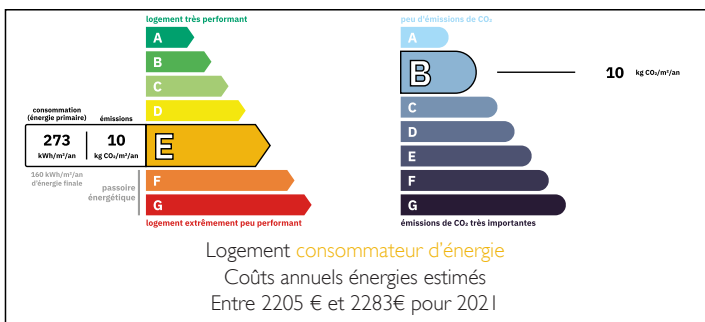
Set on nearly 8,800 m<sup>2</sup> of land, the property is sold fully furnished and currently operated as a successful high-end holiday rental with excellent income potential and immediate business takeover possible.

Bright dual-aspect living room, fully equipped open kitchen, pellet stove, fireplace, 3 bedrooms including 2 en-suite master bedrooms with independent access, plus potential for a 4th bedroom.

Outdoor features include a heated saltwater pool 8x4 m, terraces, lounge area, barbecue, pétanque



## 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

**\*\*Luxury Stone Farmhouse with Panoramic Views – Périgord Noir, Dordogne\*\***

Located just 10 minutes from the medieval town of Sarlat-la-Canéda, this beautifully renovated stone farmhouse offers **\*\*143 m<sup>2</sup> of floor space (117 m<sup>2</sup> Carrez law)\*\*** in a peaceful and preserved countryside setting in the heart of the Périgord Noir.

Sold fully furnished, the property is currently operated as a successful high-end holiday rental with excellent income potential and immediate takeover opportunity, while also serving as an elegant second home.

Set on nearly **\*\*8,800 m<sup>2</sup> of private land\*\***, the house enjoys breathtaking panoramic views with no overlooking neighbours. A rare combination of privacy, nature and authentic Dordogne charm.

The interior blends original character with modern comfort: exposed stone walls, wooden beams, quality materials and bright living spaces. The spacious dual-aspect living room opens onto two terraces, one sunny and one shaded. Fully equipped open-plan kitchen, cosy lounge with pellet stove, plus fireplace in one of the master suites.

The property offers:

- \* 3 bedrooms including 2 ground-floor en-suite master bedrooms with independent access
- \* private bathrooms/WC
- \* possibility to create a 4th bedroom

Outdoor amenities include:

- \* heated saltwater swimming pool 8x4 m
- \* landscaped terraces
- \* lounge and barbecue area
- \* pétanque court
- \* table tennis area

## LOCAL TAXES

**Taxe foncière: 1000 EUR**

**Taxe habitation: 1600 EUR**

## NOTES