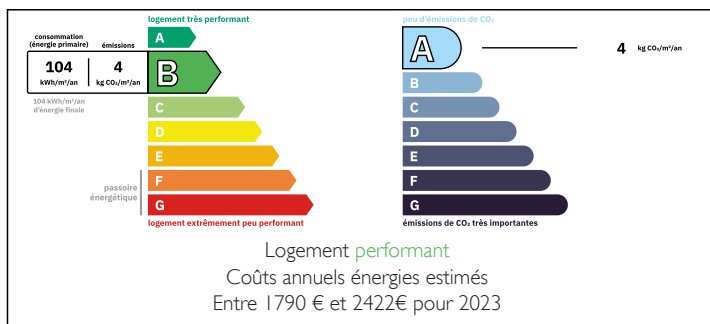


Sensational 4 bedroom home, guest apartment, beautiful pool, fantastic views. 5 mins walk to medieval Sarlat

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	186 m²
Plot Size:	2891 m²

IN BRIEF

An absolute gem in the heart of the Périgord Noir. 5 minutes walk to the centre of historic Sarlat la Canéda

This recently built beautiful 4-bedroom home with independent guest apartment combines modern luxury, energy efficiency and timeless architecture in one exceptional property.

Nestled in a peaceful natural setting with breathtaking panoramic views, yet only a 5-minute walk from the medieval centre of sought-after Sarlat.

Offering approximately 190m² of bright, beautifully appointed living space set within 2,891m² of immaculate landscaped gardens, the property features a superb 10x5m heated swimming pool and seamless indoor-outdoor living with elegant terraces overlooking the gardens and surrounding countryside.

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

This stunning 4-bedroom property was completed in 2010 to an exceptional standard, using high-quality materials and finishes throughout. Offering approximately 190m² of beautifully presented living space, the house combines elegant contemporary design with comfort and energy efficiency.

Set within 2,891m² of secluded landscaped gardens and terraces, the property enjoys a peaceful natural setting with breathtaking panoramic views across the surrounding countryside, while being just a 5-minute walk from the historic medieval centre of Sarlat-la-Canéda, the jewel of the Dordogne.

The spacious interiors are wonderfully bright and airy thanks to the south-facing orientation and numerous large windows and glass doors, creating a seamless connection between the interior and exterior living spaces.

The terraces, beautiful landscaped gardens and superb 10x5m heated swimming pool enjoy sunshine throughout the day, making this an ideal property for entertaining and relaxing.

Energy efficiency is excellent, with a B energy rating achieved through high-quality insulation, double glazing, underfloor heating and reversible air conditioning.

On the ground floor, the property offers a spacious living/dining room with glass doors opening onto the terraces, gardens and 10x5m heated swimming pool, a fully equipped separate kitchen with direct terrace access, a generous double bedroom, a bathroom with bath and shower, and a separate WC.

The first floor features two further spacious bedrooms with reversible air conditioning, a family bathroom with direct access from both bedrooms, a separate WC and landing area.

LOCAL TAXES

Taxe foncière: 2995 EUR

NOTES