



MANOR HOUSE, SELF CONTAINED 2 BED GÎTE,
RECENT POOL IN A QUAIN T VILLAGE A STONE'S
THROW FROM MEDIEVAL SARLAT!

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MEDIÉV...



PROPERTY FACT FILE	
REFERENCE	A34777TYS24
PRICE	€ 650,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	6
ACCOMMODATION	398 m²
LAND	4200 m²
TOWN	Sainte-Nathalène
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, Land without CU
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Private parking
*Price based on current exchange rate which is subject to change	



- Exquisitely remodelled + enhanced
- Recently installed large swimming pool
- Peaceful setting yet close to buzzy Sarlat
- Ground floor bedroom/study
- Rental potential - self contained gîte

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Beautifully presented house of grand proportions nestled in a quaint village a few short km's from Medieval Sarlat - the best of both worlds with an abundance of countryside tranquility yet easily accessible to a large town for your day-to-day living.

DESCRIPTION

Vastly enhanced and improved by the current owners; offering in brief:

Fluid ground floor living space with a larger than average entrance foyer/hallway, bright and spacious living room with feature stone chimney/fireplace complete with wood burning insert, large study/office or ground floor bedroom, dining room with direct access to a bespoke fitted kitchen, WC/cloakroom and solid staircase to the sleeping quarters of the house. A large utility room with door to access the adjoining self contained gîte.

The first floor lends to 3 bedrooms, two having ensuite bathroom/showers and a stunning master bedroom with ensuite & dressing.

In addition to this, you also have larger than average 2 bedroom gîte arranged over 2 levels with its own independant access or through the main house, an epic 200 m2 attic space to further develop.

Outside there is a courtyard side garden, newly installed swimming pool, and raised garden edged by woodlands.

Measurements (approximate)

Ground floor:

Entrance hall: 19 m2

Living room: 47.5 m2

Study/reception room: 29 m2

Dining room 19 m2

Kitchen: 22 m2

WC: 2 m2

Utility room (internal door access to gate) 10 m2

First floor:

Landing : 11 m2

Corridor: 10.7 m2

Master bedroom suite with ensuite + dressing room 31.4 m2, 16.8 m2, 3.2 m2

Family Bathroom 6.3 m2

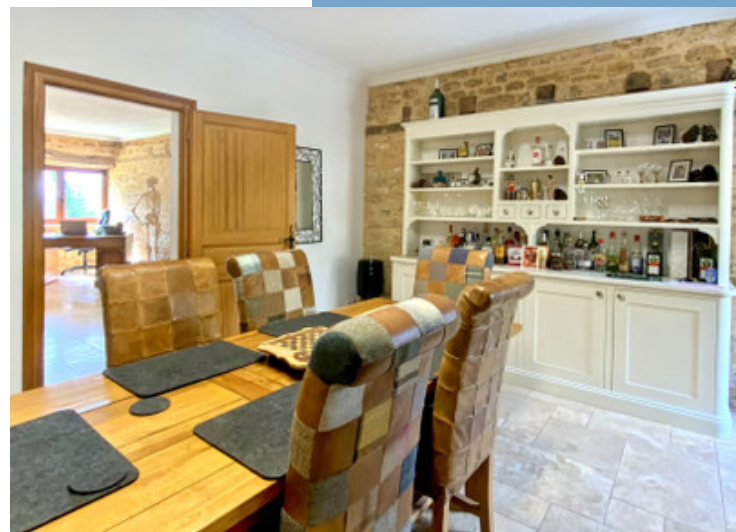
Bedroom 2: (separate access to family bathroom) 13.5 m2

Bedroom 3: + ensuite shower and WC 16.5 m2, 3 m2

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A34777TYS24>

COMPLETE FILE AND PHOTO ON REQUEST

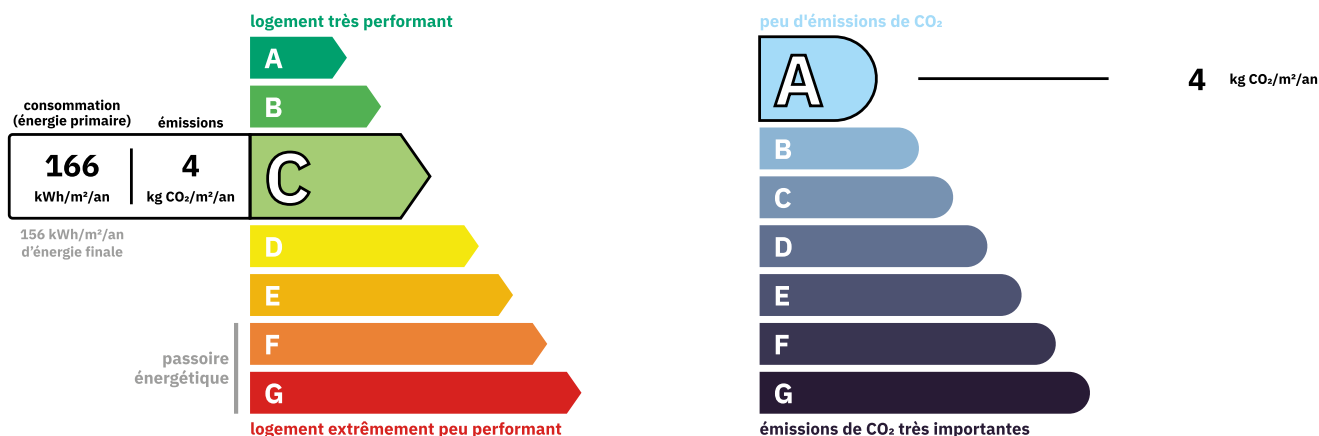


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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



Property **Moderately efficient**
Estimated annual energy costs
between 2050 € and 2850€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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