LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

SENSATIONAL 4 BEDROOM HOME, GUEST APARTMENT, BEAUTIFUL POOL, FANTASTIC VIEWS. 5 MINS WALK TO MEDIEVAL SARLAT

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A45166KEF24
PRICE	€ 549,000 £ 0* *agency fees included: 0 % TTC to be paid by the buyer (518 000 EUR hors honoraires)
BEDROOM	4
BATHROOM	3
ACCOMMODATION	186 m²
LAND	2891 m²
TOWN	Sarlat-la-Canéda
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Private drainage

*Price based on current exchange rate which is subject to change

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- 5 mins walk to medieval centre of Sarlat la Canéda
- Panoramic views from the pool, terraces and house
- Immaculate condition and beautifully decorated
- Excellent energy efficiency with B energy rating
- Separate apartment, perfect for guest accomodation

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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

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 bedro...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A45166KEF24

COMPLETE FILE AND PHOTO ON REQUEST

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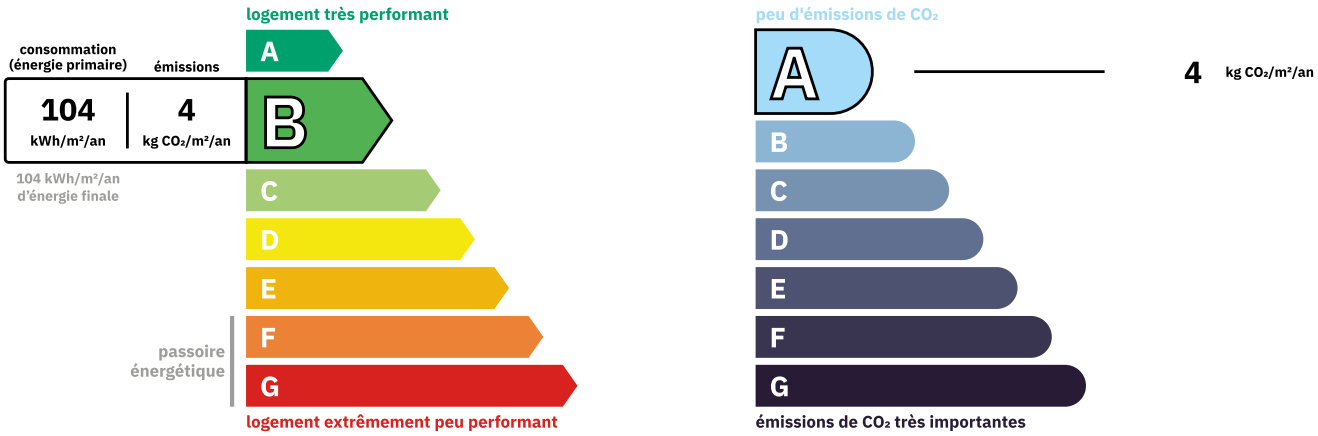
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 1790 € and 2422€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

Réf :A45166KEF24

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