



ELEGANT AND SPACIOUS 4 BEDROOM STONE  
HOME WITH GUEST APARTMENT AND HEATED  
POOL, IN SARLAT LA CANÉDA, DORDOGNE

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APARTMENT AND  
HEATED POOL, IN SARLAT  
LA CANÉDA...



## PROPERTY FACT FILE

|               |                                                                                                                 |
|---------------|-----------------------------------------------------------------------------------------------------------------|
| REFERENCE     | A46958KEF24                                                                                                     |
| PRICE         | € 630,000<br>£ 0*<br>*agency fees included: 6 % TTC<br>to be paid by the buyer<br>(595 000 EUR hors honoraires) |
| BEDROOM       | 5                                                                                                               |
| BATHROOM      | 4                                                                                                               |
| ACCOMMODATION | 265 m <sup>2</sup>                                                                                              |
| LAND          | 2634 m <sup>2</sup>                                                                                             |
| TOWN          | Sarlat-la-Canéda                                                                                                |
| DEPARTMENT    |                                                                                                                 |
| LOCATION      | Town property                                                                                                   |
| TYPE          | Maison de Vacances, House,<br>Country House                                                                     |
| CONDITION     |                                                                                                                 |
| FEATURES      | Swimming Pool, Mains Drains,<br>Private parking                                                                 |

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



- Excellent condition throughout. Ready to move in
- 4 spacious bedrooms and a guest apartment
- Walking distance to Sarlat la Canéda centre
- Beautiful 9x4m heated pool, stone terrace, garden
- Private, peaceful location with open views

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This elegant, light-filled 265m<sup>2</sup> stone property enjoys a privileged elevated, south-facing position with beautiful uninterrupted countryside views, complete privacy and just a 25-minute walk from historic Sarlat-la-Canéda.

## DESCRIPTION

### Property overview

This elegant and Impressive three-level residence with 9x4m heated swimming pool and independent apartment, is set in a peaceful and private position just 3 km from the historic medieval centre of Sarlat-la-Canéda.

Offering generous living accommodation with high quality finishes throughout.

Situated in a prime elevated position of 2,634 m<sup>2</sup> of landscaped gardens and stone terraces, this spacious Dordogne property combines modern comfort, privacy and excellent access to shops, restaurants and local services.

Previously operated successfully as a chambre d'hôtes, it is ideally suited as a prestigious family home or a beautiful holiday residence, with guest accommodation and excellent rental income potential.

Benefiting from a desirable south-west orientation, the house enjoys excellent natural light and sunshine throughout the day. Spacious interiors open naturally onto the outdoor living areas, creating an easy connection between the house, gardens and pool terrace. A large covered terrace provides a superb setting for outdoor dining and entertaining while overlooking the heated 9 m x 4 m swimming pool, equipped with an electric cover.

The secluded gardens are beautifully established and offer excellent privacy with no overlooking neighbours. A long private driveway provides extensive parking, with space to potentially create a covered carport, subject to the necessary permissions.

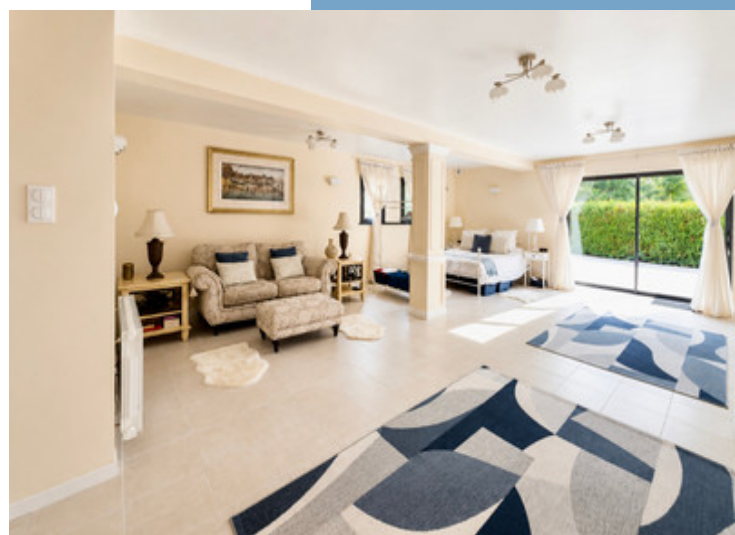
### Location

The property occupies a quiet residential setting appro...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A46958KEF24>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

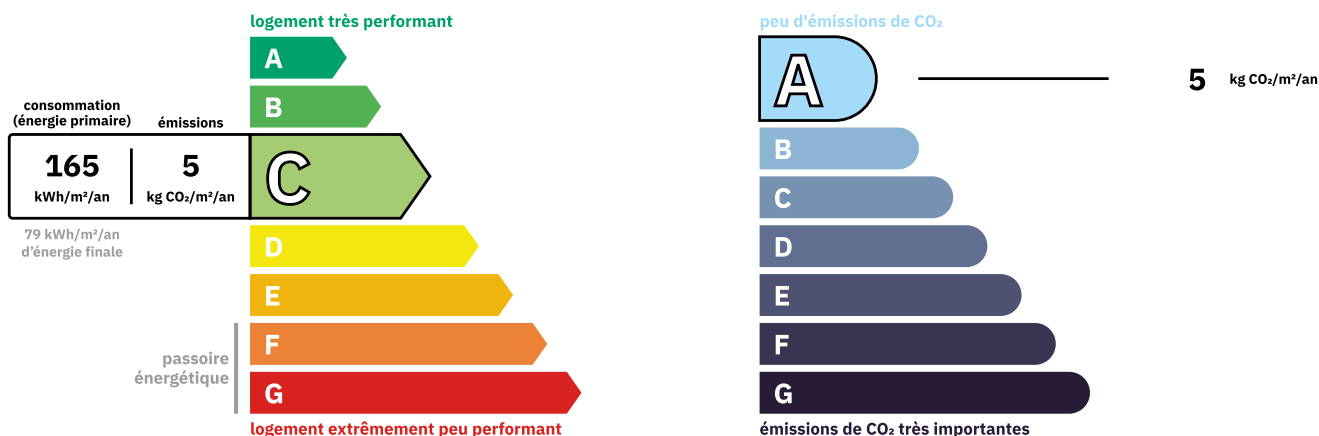
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## ENERGIE-DPE

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 3160 € and 4350€ for 2023

## NOTICE

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

I: 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

Réf : A46958KEF24  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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