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4 bedroom House for sale in Sarlat-la-caneda

Sarlat-la-caneda , Dordogne , Nouvelle Aquitaine



€699,000

inc. of agency fees

4 Beds

284 sqm

Behind a discreet gate and solid blonde stone walls, this property located in the heart of one of the most beautiful villages...

At a Glance

Reference MFH-GLFAP2774

Near to Sarlat-la-caneda

Price €699,000

Bed 4

Pool No

Hab.Space 284 sqm

Land Tax N/A

Property Description

Behind a discreet gate and solid blonde stone walls, this property located in the heart of one of the most beautiful villages in the Périgord Noir combines authenticity, refinement and functionality. Ideally located in the bastide, a stone's throw from the lively streets, it invites you to discover a peaceful and elegant place to live.

The property comprises two old houses, subtly renovated to offer a perfect harmony between old-world charm and contemporary comfort. In total, there is nearly 285 m² of living space spread over several levels, with four bedrooms, several bathrooms, two living rooms, well-designed utility rooms and plenty of storage space.

The first building opens onto a large reception room extended by a kitchen. A vaulted stone cellar, a reminder of centuries past, elegantly completes this level. Upstairs, the high ceilings and generous windows bring a beautiful atmosphere to the living space. There is also a master suite with a shower room and separate toilet.

Each bedroom has its own shower room, providing comfort and privacy for everyone. Two separate staircases lead to independent sleeping areas, perfect for family or guests.

The second house, which is more private, offers a living room and a bedroom upstairs, as well as a utility room and a multipurpose room on the ground floor, which could be used as an office, workshop or spare bedroom.

The property has been designed to require virtually no external maintenance and has a large courtyard, while retaining its undeniable charm.

A 3.5 x 7 metre swimming pool is located on an upper terrace, sheltered from view and perfectly integrated. With a resin coating, salt treatment and a counter-current swimming system, it is a real relaxation area, almost invisible from the outside.

The entire property has undergone extensive renovation, including structural work, carpentry, insulation and technical equipment. Comfort is guaranteed with pellet central heating, a wood-burning stove and a reversible heat pump. The energy performance is

remarkable for an old house (DPE: class C).

A property with character, equally suited to a main residence or a high-end hospitality business (gîte or guest rooms).

An immersive 3D tour is available on request.

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

Summary

Property type:	House
Bedrooms:	4
Price	€699,000

Key Information

Internal Area:	284 sqm
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Location: Nouvelle Aquitaine



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S. and L. BROWN



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