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Countryside house for sale in Sarlat-la-caneda

Sarlat-la-caneda , Dordogne , Nouvelle Aquitaine



€635,000

inc. of agency fees

19751 sqm

4 ha

Seize the unique opportunity to acquire an exceptional character estate in the heart of the splendid Dordogne Valley, just...

At a Glance

Reference MFH-GLFAP2791

Near to Sarlat-la-caneda

Price €635,000

Land 4 ha

Pool No

Hab.Space 19751 sqm

Land Tax N/A

Property Description

Seize the unique opportunity to acquire an exceptional character estate in the heart of the splendid Dordogne Valley, just 15 km from the medieval town of Sarlat.

This magnificent property includes an 1864 master house with a living area of 197 m², offering 7 rooms, including 4 spacious bedrooms. It's perfectly complemented by a charming, independent guest house. The entire property sits on a vast 4-hectare (40,000 m²) plot of land, ensuring privacy, absolute tranquility, and considerable potential.

Topped with their authentic 'lauze' stone roofs, both residences were meticulously renovated in the 1980s and 2000s. They offer a perfect blend of historic charm and modern comfort. Inside, you'll be captivated by preserved original features: superb open fireplaces inviting conviviality, authentic stone floors (or traditional 'tomettes' tiles), and magnificent exposed beams that lend undeniable charm to every room.

This estate represents a rare and privileged opportunity for a spacious primary residence, an elegant family holiday home, or a charming hospitality project (gîtes, bed and breakfast) in one of France's most sought-after regions.

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

Summary

Property type: Countryside house
Price €635,000

Key Information

Year Built: 1864
Internal Area: 19751 sqm
Land Area: 4 ha

Location: Nouvelle Aquitaine



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Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



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