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## 5 bedroom House for sale in Dordogne

Sarlat-la-caneda , Dordogne , Nouvelle Aquitaine



# €630,000

inc. of agency fees

5 Beds   3 Baths   200 sqm   0.08 ha

On Canal + they'd say: 'This is a property we'd like to see more of' This old manor house is one of those Périgord properties where you immediately feel at home. The current owners have kept...

### At a Glance

<b>Reference</b>	MFH-GLFAP2562	<b>Near to</b>	Sarlat-la-caneda	<b>Price</b>	€630,000
<b>Bed</b>	5	<b>Bath</b>	3	<b>Hab.Space</b>	200 sqm
<b>Land</b>	0.08 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

On Canal + they'd say: 'This is a property we'd like to see more of' This old manor house is one of those Périgord properties where you immediately feel at home.

The current owners have kept it in excellent condition following a clever restoration in the 1990s. The high ceilings in all the rooms, with the exception of the two large bedrooms (I should say suites), compensate for their mansard-roofed character by their unusually large floor areas.

7 rooms including 5 bedrooms: terraced gardens facing all directions, 3 bathrooms, 2 of which are en suite with the large bedrooms. Large lounge with fireplace. Large kitchen opening onto living room and two terraces. Large semi-buried cellar under the living room.

Very pretty swimming pool also on terrace. Very easy to maintain grounds (ideal for a second home, for example).

Heating and air conditioning by heat pump, fireplaces, electric radiators and electric underfloor heating on ground floor.

Not overlooked. Very peaceful setting in a very pretty hamlet with mills and chartreuse trees.

Information on the risks to which this property is exposed is available on the Géorisques website [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

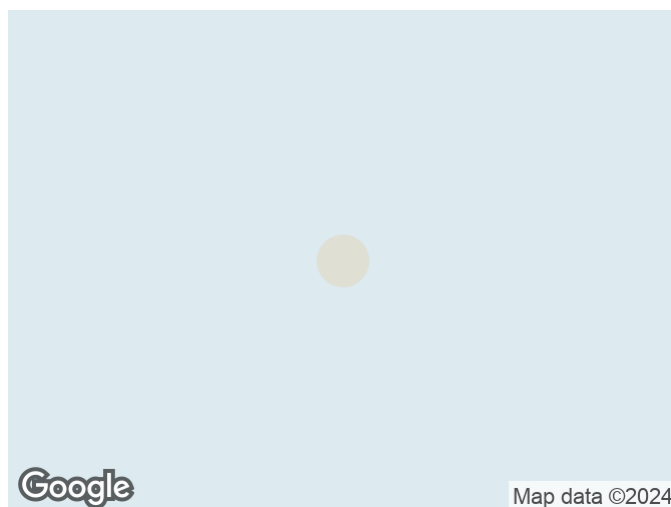
## Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€630,000

## Key Information

Year Built:	1900
Internal Area:	200 sqm
Land Area:	0.08 ha

## Location: Nouvelle Aquitaine





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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 calling off period has expired. It takes an average of three months to buy a property in France.

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**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.

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