



## Excellent 5 Bed House & Gite For Sale In Sarlat la Caneda Dordogne France



### Information de l'agent

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Nom:              | Niall Madden                                                                  |
| Nom de compagnie: | Esales Property Limited                                                       |
| Pays:             | Royaume-Uni                                                                   |
| Experience since: | 2002                                                                          |
| Type de service:  | Selling a Property                                                            |
| Specialties:      |                                                                               |
| Property Type:    | Apartments                                                                    |
| Téléphone:        |                                                                               |
| Languages:        | English                                                                       |
| Site web:         | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Détails de l'annonce

|              |                |
|--------------|----------------|
| Propriété à: | Vendre         |
| Prix:        | USD 366,655.86 |

#### Location

|                     |                   |
|---------------------|-------------------|
| Pays:               | France            |
| Adresse:            | Rte du Pech Pinet |
| Indicatif régional: | 24200             |
| Soumis:             | 12/11/2024        |

#### Description:

Excellent 5 Bed House & Gite For Sale In Sarlat la Caneda Dordogne France

Esales Property ID: es5554378

601 Toute du Pech Pinet

Sarlat la Caneda

Dordogne

24200

France

A Charming French Retreat: Your Idyllic Dordogne Escape



---

## Discover Your Perfect French Getaway

Nestled in the heart of the Dordogne, this stunning 5-bedroom property offers the ideal blend of rural tranquility and modern comfort. With panoramic views of the rolling countryside, this property is perfect for those seeking a peaceful retreat or a lucrative holiday rental business.

### The Main House

The main house boasts spacious and well-appointed rooms, including:

- \* Kitchen: A modern kitchen with ample storage and preparation space.
- \* Living/Dining Room: A spacious open-plan living area with large windows that frame the breathtaking views.
- \* Bedrooms: Four comfortable bedrooms, including two on the ground floor and two on the first floor.
- \* Bathroom: A well-equipped bathroom with a shower & toilet.

### Read More

### The Gite

The self-contained gite offers a private retreat for guests or family:

- \* Open-Plan Living Space: A spacious open-plan kitchen, living, and dining area.
- \* Bedroom: A cozy bedroom with an ensuite bathroom.
- \* Potential for Additional Bedroom: The gite offers the flexibility to create an additional bedroom, providing further accommodation options.
- \* Private Terrace: Enjoy stunning views from the private terrace.
- \* Garage/Workshop: A versatile space for storage or hobbies.

### Outdoor Living

The property's extensive grounds offer ample opportunities for outdoor living:

- \* Panoramic Views: Admire the breathtaking views of the surrounding countryside.
- \* Mature Gardens: Relax in the peaceful garden, perfect for gardening or simply unwinding.
- \* Potential for Development: A section of the land has planning permission for an additional building, offering exciting possibilities for expansion.

### Practicalities

- \* Energy Efficiency: The property features solar panels, a wood-burning stove, and electric radiators, ensuring efficient heating and energy savings.
- \* Water Supply: A private septic tank provides a sustainable water solution.
- \* Location: Situated just a short drive from the medieval town of Sarlat-la-Caneda, this property offers easy access to local amenities, attractions, and transportation links.



## Explore the Dordogne

The Dordogne region is renowned for its stunning landscapes, historic villages, and world-class cuisine. Discover the picturesque villages of Beynac, La Roque-Gageac, and Castelnaud, explore the prehistoric caves of Lascaux, or indulge in the region's renowned gastronomy.

This charming property in Sarlat-la-Caneda offers a unique opportunity to own a piece of French paradise. Whether you're seeking a tranquil retreat or a lucrative investment, this property has it all.

.

## ABOUT THE AREA

Sarlat-la-Caneda, a medieval gem nestled in the heart of the Dordogne region, is a captivating town that transports visitors back in time. Its well-preserved historic center, with its winding cobblestone streets and charming stone houses, offers a glimpse into the past.

The town's architectural heritage is truly remarkable, with numerous medieval and Renaissance buildings adorning its streets. The imposing Cathédrale Saint-Sacerdos, with its imposing towers and intricate stonework, is a testament to the region's rich history. The Lanterne des Morts, a unique bell tower, offers panoramic views of the town and surrounding countryside.

Sarlat-la-Caneda is also renowned for its vibrant food scene. The town's bustling market, held daily, is a feast for the senses, offering a wide array of local delicacies, including truffles, foie gras, and regional wines. Numerous restaurants and cafes cater to all tastes, from traditional French cuisine to modern gastronomy.

Beyond its historical and culinary attractions, Sarlat-la-Caneda is an excellent base for exploring the stunning Dordogne countryside. The region is dotted with picturesque villages, castles, and prehistoric sites, offering endless opportunities for outdoor activities such as hiking, cycling, and canoeing.

## MAiN FEATURES:

- \* 211m2 of living space
- \* 4844m2 plt
- \* 5 bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of France
- \* Many excellent sports facilities, walking and cycling areas nearby



Contact us today to buy or sell property in France fast online

Tenanted: Oui

## **Commun**

Chambres: 5

Salle de bains: 2

Pied carré fini: 211 m<sup>2</sup>

Dimesions du lot: 4844 m<sup>2</sup>

## **Utility details**

Heating: Oui

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.385.094

