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Charming stone property comprising a main house of

Country House For Sale

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Price: €440,000

Bedrooms: 7

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Sarlat-La-Caneda

Aquitaine, 24200

Charming stone property comprising a main house of around 115m<sup>2</sup> of living space with separate private apartment of around 54m<sup>2</sup> of living space, and old stone barn converted into two luxurious holiday cottages (78m<sup>2</sup> and 47m<sup>2</sup>), a private pool (8m x 4m5), 4 separate terrasses, a pretty garden completely enclosed, all in the heart of a medieval town with famous chateau and around 20 minutes drive from the town of Sarlat in the Perigord Noir of the Dordogne.

This property is in very good condition and well maintained with all modern comforts and has an excellent holiday rental potential.

Main features:

- A main house with around 115 m<sup>2</sup> of living space, 3 bedrooms and 2 terraces (East et West), a wine cellar and a boiler room and laundry.
- A separate, private apartment of around 54 m<sup>2</sup> of living space to sleep two people
- 2 fully restored holiday cottages of around 78m<sup>2</sup> (sleeping 4) and 47 m<sup>2</sup> (sleeping 2), each with their own private terrace
- A pool with surrounding terrace and lawn (8m x 4m50) with beautiful views of the village and the nearby chateau
- Enclosed grounds of around 1100 m<sup>2</sup> made up of mature trees, shrubs, fruit trees, grass and a large parking area for cars
- Oil-fired central heating in the main house, the apartment and the gites, fired by two boilers
- Mains drainage
- Double glazing (partial in the main house), insulated roof
- ADSL broadband, WIFI, satellite TV
- East West facing property

- Energy rating E (279), Gas emissions F (64)

#### The Main House (115m<sup>2</sup>):

On the upper ground floor is an entrance hall, a fitted kitchen leading from the West terrace (15.85m<sup>2</sup>), a living room with fireplace and wood burning stove and large French windows leading to the partially covered terrace to the East (32.48 m<sup>2</sup>).

Also on the upper ground floor is a bedroom with en-suite shower room with wc (16m<sup>2</sup>). All the rooms have tiled floors.

On the first floor there are 2 large bedrooms with exposed beams and parquet floor (20m<sup>2</sup>, 26m<sup>2</sup>) and a bathroom with both bath and shower (4m<sup>2</sup>), and a separate toilet.

On the lower ground floor, with inside access from the main house is the boiler room and laundry, a wine cellar and the private separate apartment.

#### The Private Apartment (54m<sup>2</sup>):

Recently completely refurbished, this apartment comprises a small entrance (5m<sup>2</sup>), a fitted kitchen (10m<sup>2</sup>) with access from the house and from the small adjoining street, a large living room 20m<sup>2</sup>), a north-facing bedroom (9m<sup>2</sup>) and a bathroom with wc (2m<sup>2</sup>). All the floors in the apartment are tiled.

#### The 2 gites in the restored Barn:

##### 2-bedroom gite sleeping 4:

On the ground floor is a large split level living room with fitted kitchen area (15.75m<sup>2</sup>), a lounge area with French windows to the west-facing terrace and pool area (29.25m<sup>2</sup>), a downstairs toilet and a small store area.

On the first floor there are two bedrooms with exposed beams and wood floors (15.20m<sup>2</sup>, 9m<sup>2</sup>) and a bathroom with both bath and shower and wc (5.63m<sup>2</sup>).

##### 1-bedroom gite sleeping 2:

On the ground floor is a large living area with equipped kitchen, dining and lounge area (26.65m<sup>2</sup>), tiled floor and door leading to a small private terrace and pool area.

On the first floor there is a very romantic bedroom with stunning view of the chateau and an en-suite bathroom with bath and shower and wc (20m<sup>2</sup>).

Between the main house and the restored barn is the East/West facing pool area with large surrounding terrace and a grassed area with lovely views over the village and the nearby chateau.

On the West side of the property is the main entrance to the property leading into a large shaded parking area for around 3 or 4 cars, and a grassed area with shrubs, trees and fruit trees (vine, fig, chestnut, cherry and plum). The property is completely enclosed and has double wooden gates.

A very pretty property with character, situated high up in the village in a quiet location at the end of a single track lane with superb views all round.

This property is in walking distance of all amenities in the village and in easy reach of all the tourist sights of the Perigord Noir... and only 30 minutes to the new international airport in Brive.

