Click to view MFH-GLFAP2674

4 bedroom Countryside house for sale in Dordogne

Sarlat-la-caneda, Dordogne, Nouvelle Aquitaine



€661,500

inc. of agency fees

4 Beds 1 Baths 186 sqm 4.92 ha

For sale: superb stone property in the heart of the Périgord Noir region, offering an exceptional living environment with no nuisances. This property comprises a main house, an adjoining gîte and a converted...

At a Glance

Reference MFH-GLFAP2674 **Near to** Sarlat-la-caneda **Price** €661,500

Bed 4 Bath 1 Hab.Space 186 sqm

Land 4.92 ha Pool No Land Tax N/A

Property Description

For sale: superb stone property in the heart of the Périgord Noir region, offering an exceptional living environment with no nuisances. This property comprises a main house, an adjoining gîte and a converted barn, all set in 49 225 m2 of meadow and woodland, just 10 minutes from shops and the SNCF train station.

The main house has 4 bedrooms, including one on the first floor, and a vast 54 m² living room with exposed stonework that adds character to the ensemble. It is equipped with an air-to-water heat pump for efficient, environmentally-friendly heating. In the basement, three cellars offer numerous storage possibilities.

The adjoining 40 m² gîte includes a living room, a shower room with toilet, and a mezzanine, ideal for welcoming guests or generating rental income.

The barn, converted into a restaurant by the current owner, comprises a kitchen, a bar area, an office and a large room upstairs. Heated by a gas-fired underfloor central heating system, this barn can continue to be used as a restaurant, or be converted into an additional gîte as required.

The 55,000 m² grounds, consisting of meadows and woods, offer a natural and peaceful setting, perfect for nature lovers.

Don't miss this unique opportunity to acquire a stone property with many possibilities in the heart of Périgord Noir.

Summary

Property type: Countryside house

Bedrooms: 4
Bathrooms 1

Price €661,500

Key Information

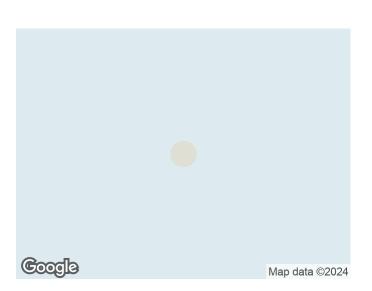
Year Built: 1900

Internal Area: 186 sqm

Land Area: 4.92 ha

Location: Nouvelle Aquitaine





Gallery































Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of ours 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 calling 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.

Testimonials

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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved