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## 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

<b>Reference</b>	MFH-GLFAP2674	<b>Near to</b>	Sarlat-la-caneda	<b>Price</b>	€661,500
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	186 sqm
<b>Land</b>	4.92 ha	<b>Pool</b>	No	<b>Land Tax</b>	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 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> 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













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