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## 12 bedroom House for sale in Dordogne

Sarlat-la-caneda , Dordogne , Nouvelle Aquitaine



# €546,000

inc. of agency fees

12 Beds    6 Baths    407 sqm    0.3 ha

Discover this property in the heart of the Vallée des Châteaux, just 5 minutes from a medieval town renowned for its architecture and gastronomy. This stone property, ideally located, offers exceptional...

### At a Glance

<b>Reference</b>	MFH-GLFAP2707	<b>Near to</b>	Sarlat-la-caneda	<b>Price</b>	€546,000
<b>Bed</b>	12	<b>Bath</b>	6	<b>Hab.Space</b>	407 sqm
<b>Land</b>	0.3 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Discover this property in the heart of the Vallée des Châteaux, just 5 minutes from a medieval town renowned for its architecture and gastronomy. This stone property, ideally located, offers exceptional potential for lovers of history and authenticity.

The main house will win you over with its bright, welcoming living space. The living room has a modern kitchen and a pellet stove for cosy evenings. You'll also appreciate the two ground-floor bedrooms, including

a master suite, for optimum comfort. Upstairs, two further bedrooms, a study and a shower room with walk-in shower complete this property.

The 5 fully independent gîtes, ranging in size from 26m<sup>2</sup> to 55m<sup>2</sup>, are tastefully furnished and offer every comfort to welcome your guests. Each gîte has its own private terrace, so you can make the most of your stay whatever the season.

The outside area is just as attractive, with a 12x6m swimming pool secured by an electric cover. The grounds, with their spring, offer plenty of scope for development.

This exceptional property is a great opportunity for investors or people looking to combine family life with a professional activity.

Virtual visit available on request.

## Summary

Property type:	House
Bedrooms:	12
Bathrooms	6
Price	€546,000

## Key Information

Internal Area:	407 sqm
Land Area:	0.3 ha

## Location: Nouvelle Aquitaine



## Gallery







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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.

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

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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.

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