



MAGNIFICENT MANSION WITH BEAUTIFUL
LANDSCAPED GARDEN IN AN EXCEPTIONAL
LOCATION IN HISTORIC CENTRE OF SARLAT

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PROPERTY FACT FILE

REFERENCE	A43332KEF24
PRICE	€ 988,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (950 000 EUR hors honoraires)
BEDROOM	4
BATHROOM	3
ACCOMMODATION	240 m ²
LAND	791 m ²
TOWN	Sarlat-la-Canéda
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Mains Drains, Other Drainage, Garage

*Price based on current exchange rate which is subject to change



- A haven of peace in the centre of medieval Sarlat
- Elegant architecture and high quality finishes
- Beautiful, well maintained landscaped gardens
- Spectacular views of the historic centre of Sarlat
- 4 spacious bedrooms and 3 large bathrooms

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Elegant stone mansion with 240m² of living space, ideally located in the heart of the historic centre of Sarlat-la-Canéda. This exceptional property combines timeless character with modern comfort, offering generous volumes, high ceilings & beautifully proportioned rooms throughout.

DESCRIPTION

This exceptional property offering 240 m² of living space presents a rare opportunity to acquire one of the most beautiful and prestigious homes in Sarlat-la-Canéda.

The location is outstanding, just a few steps from the very heart of this magnificent and historic town. With its timeless charm, refined elegance and carefully maintained landscaped gardens, the property offers a true haven of peace in the centre of town.

As soon as you enter, the warm and welcoming atmosphere of the home is immediately apparent.

On the ground floor,;

A large and bright entrance hall welcomes you and could also serve as a study or library. This level also includes a laundry room, boiler room, cellar and two private garages.

A beautiful solid wood staircase leads to the first floor which offers:

First floor – garden level:

A separate fully fitted kitchen with direct access to the garden and a small terrace

A bright double living room with fireplace offering lovely views over the medieval town and access to a large Italian-style terrace and the private landscaped gardens beyond

A study which could also serve as a bedroom or dining room, also opening onto the terrace

A generous master bedroom with en-suite bathroom

A separate shower room with WC

The elegant staircase continues to the second floor which offers:

A large space beneath beautiful exposed beams offering multiple possibilities as a large bedroom, games room, artist's studio or TV room

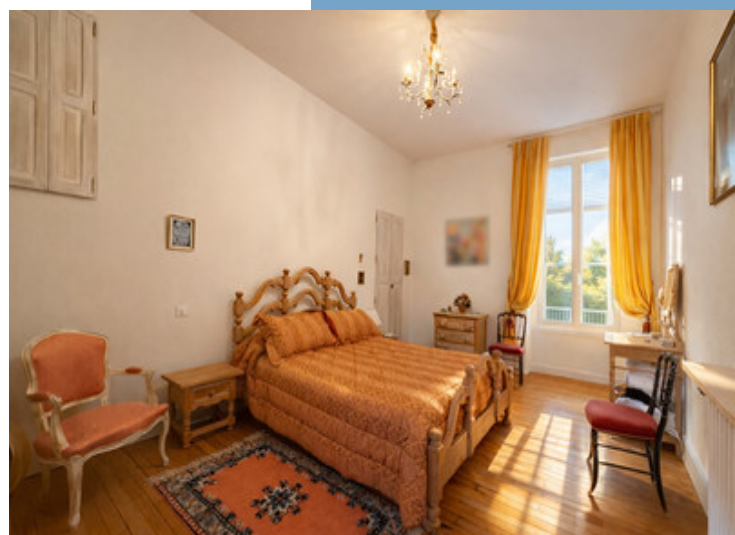
A spacious bathroom with shower and WC

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A43332KEF24>

COMPLETE FILE AND PHOTO ON REQUEST

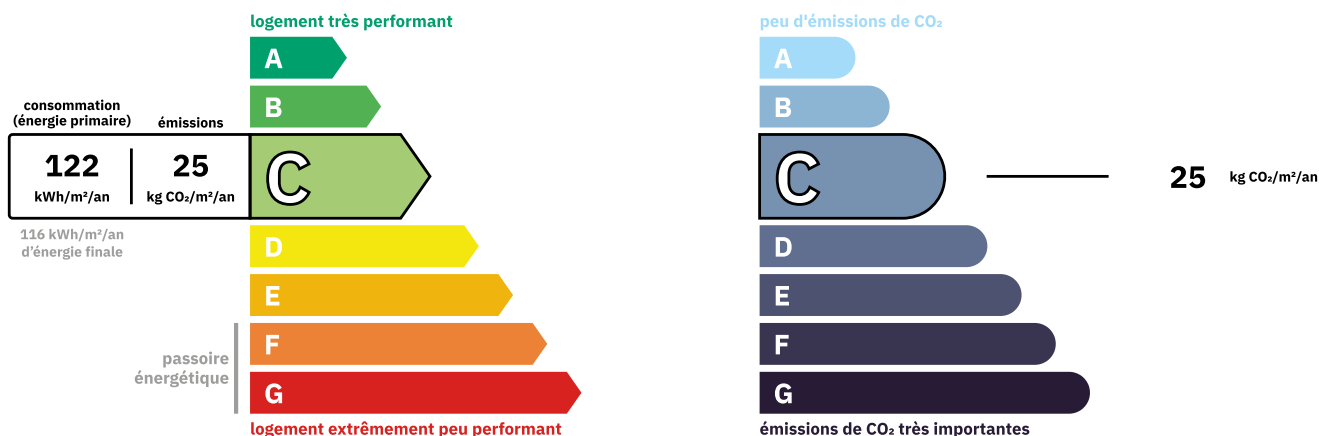


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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



Property Moderately efficient
Estimated annual energy costs
between 2644 € and 3576€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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