



ELEGANT, SPACIOUS 5 BEDROOM HOME IN AN
ELEVATED POSITION. 5 MINUTES WALK TO THE
HISTORIC CENTRE OF SARLAT

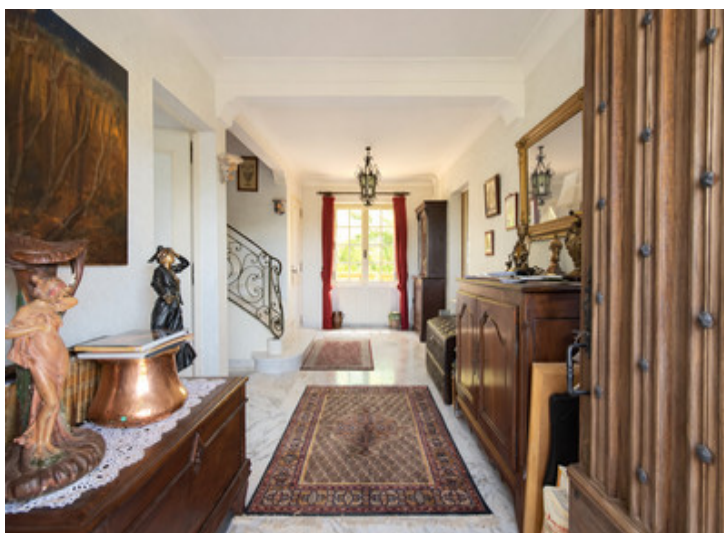
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PROPERTY FACT FILE

REFERENCE	A44517KEF24
PRICE	€ 675,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (642 858 EUR hors honoraires)
BEDROOM	5
BATHROOM	5
ACCOMMODATION	269 m ²
LAND	1858 m ²
TOWN	Sarlat-la-Canéda
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Mains Drains, Private parking, Barns - outbuildings

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



- Fantastic location, 5 mins walk to Sarlat centre
- Extremely Spacious and luminous 5 bedroom home
- High quality materials used throughout
- Panoramic views over Sarlat from large terrace
- Spacious well insulated attic ready for conversion

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Elegant 5-bedroom stone residence in an elevated setting with sweeping panoramic views, just a 5-minute walk from the historic centre of Sarlat-la-Canéda in the heart of the Périgord Noir.

Offering 269 m² of refined living space on 1,858 m² of landscaped

DESCRIPTION

This elegant stone residence offers five spacious bedrooms, including a self-contained ground-floor apartment with independent garden access. Built with high-quality materials and substantial stone walls, the craftsmanship is exceptional.

Set within 1,858 m² of beautifully landscaped gardens with mature trees and shrubs, the property enjoys an elevated, south-facing position with panoramic views over the medieval town of Sarlat-la-Canéda and surrounding countryside. Despite its tranquil setting, it is just a 5-minute walk from the town centre, with shops, restaurants and schools close at hand.

The nearby station offers direct rail links to Bergerac and Bordeaux, both with international airports. The property benefits from good energy efficiency (D rating), with high-grade insulation, reversible air conditioning via heat pump, and a gas central heating backup. Wooden shutters on all windows enhance comfort year-round.

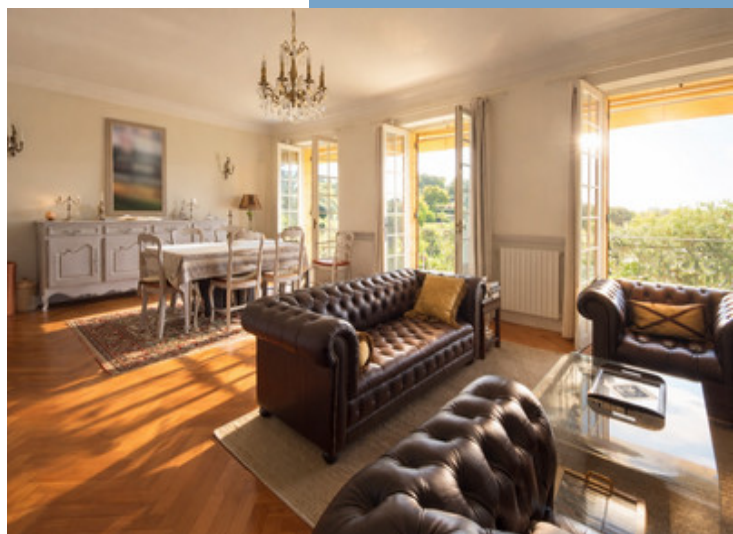
The ground floor features a grand entrance hall with solid oak front door (a replica of an 18th-century mansion), Carrara marble flooring and a striking wrought-iron staircase, a replica of one from an 18th-century townhouse in Sarlat, but mainly made of marble. It includes two bedrooms, a family bathroom, WC, laundry room with garden access, and a storage room.

A fully self-contained 1 bedroom apartment with a reversible heat pump, open-plan kitchen, living dining room, walk-in wardrobe, WC and bathroom with walk-in shower. The apartment has insulation fro...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A44517KEF24>

COMPLETE FILE AND PHOTO ON REQUEST



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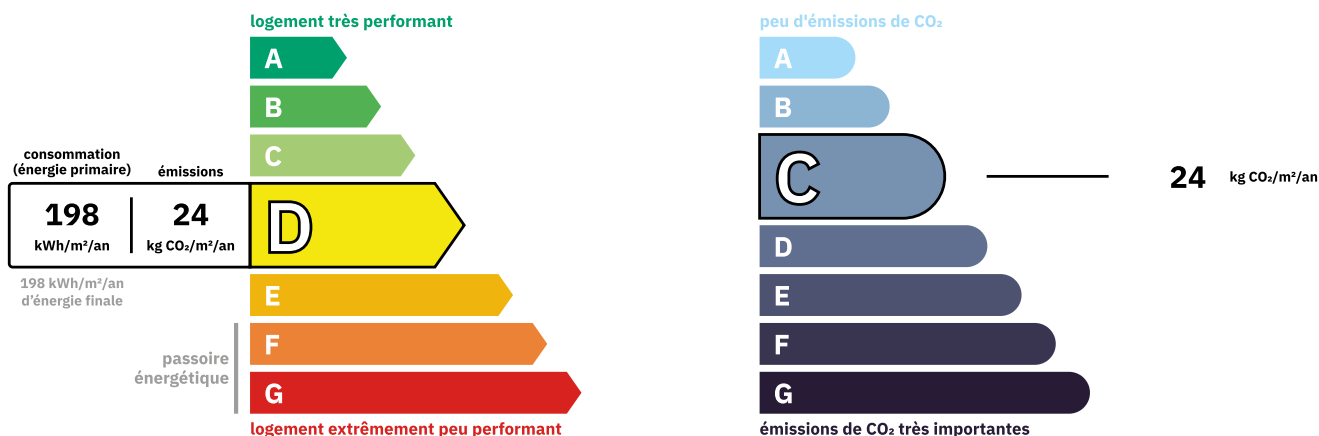
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ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between € and € 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.

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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
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