



OUTSTANDING ARCHITECT DESIGNED TIMBER  
FRAMED PROPERTY CLAD IN DURABLE WOOD  
WITH HEATED POOL, 10 MINS TO SARLAT



OUTSTANDING  
ARCHITECT DESIGNED  
TIMBER FRAMED  
PROPERTY CLAD IN  
DURABLE WOOD WITH  
HEATED POOL, 10 MINS...



| PROPERTY FACT FILE                                                              |                                                                                                                                  |
|---------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| REFERENCE                                                                       | A45829KEF24                                                                                                                      |
| PRICE                                                                           | € 630,000<br>£ 0*<br><small>*agency fees included: 6 % TTC<br/>to be paid by the buyer<br/>(595 000 EUR hors honoraires)</small> |
| BEDROOM                                                                         | 3                                                                                                                                |
| BATHROOM                                                                        | 3                                                                                                                                |
| ACCOMMODATION                                                                   | 145 m <sup>2</sup>                                                                                                               |
| LAND                                                                            | 7013 m <sup>2</sup>                                                                                                              |
| TOWN                                                                            | Marquay                                                                                                                          |
| DEPARTMENT                                                                      |                                                                                                                                  |
| LOCATION                                                                        | Village property                                                                                                                 |
| TYPE                                                                            | Maison de Vacances, House,<br>Country House                                                                                      |
| CONDITION                                                                       |                                                                                                                                  |
| FEATURES                                                                        | Swimming Pool, Other Drainage,<br>Private parking                                                                                |
| <small>*Price based on current exchange rate which is subject to change</small> |                                                                                                                                  |





- Outstanding energy efficient A energy rating
- Architect designed unique timber clad property
- Superb quality material and furnishings throughout
- Beautiful landscaped garden and heated pool
- Panoramic countryside views yet close to amenities

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Exquisite architect-designed home, beautifully clad in durable larch wood, in the heart of the prestigious Dordogne Golden Triangle. Just 1.5km from the picturesque village of Marquay, 10 minutes from Sarlat-la-Canéda, 15 minutes from Les Eyzie and 20 minutes from Montignac-Lascaux.

## DESCRIPTION

This exceptional architect-designed three-bedroom timber-framed home, beautifully clad in durable larch wood, was created by a renowned Sarlat-la-Canéda architect and offers an outstanding blend of contemporary design, comfort and energy efficiency.

Set within 7,000m<sup>2</sup> of beautifully landscaped, fully enclosed gardens planted with both native and Mediterranean species, together with a variety of fruit trees, the property enjoys complete privacy with no overlooking neighbours.

The magnificent 10 x 5m heated saltwater swimming pool is surrounded by elegant travertine stone terraces and complemented by a superb pool house with shower, WC and storage, creating an idyllic setting for outdoor living and entertaining.

Ideally positioned just 10 minutes from Sarlat-la-Canéda, 15 minutes from Les Eyzie, 20 minutes from Montignac-Lascaux and 25 minutes from Saint-Cyprien, the property lies only 1.5km from the charming village of Marquay with its shops, restaurants and weekly markets. Situated in the heart of the prestigious Golden Triangle of the Dordogne, it provides easy access to the region's most celebrated villages, historic sites and outdoor activities.

Whether as an elegant permanent residence, a peaceful countryside retreat or a luxury holiday rental investment, this remarkable property offers an exceptional lifestyle in one of the Dordogne's most desirable locations.

The beautifully designed 146m<sup>2</sup> of living space comprises:

Ground Floor

Spacious 47m<sup>2</sup> living roo...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A45829KEF24>

COMPLETE FILE AND PHOTO ON REQUEST



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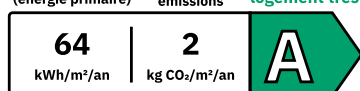
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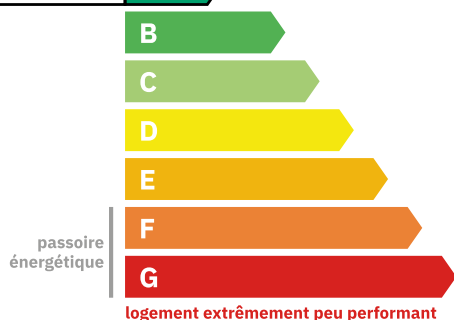
## ENERGIE-DPE

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

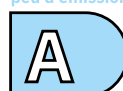
consommation (énergie primaire) émissions logement très performant



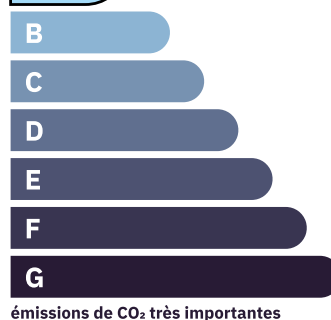
39 kWh/m²/an  
d'énergie finale



peu d'émissions de CO₂



2 kg CO₂/m²/an



Property Very efficient

Estimated annual energy costs  
between 770 € and 1110€ for 2022

## 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

Réf : A45829KEF24  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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