LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

EXCEPTIONAL PRESTIGIOUS, 5 BEDROOMS MANOR, BEAUTIFUL 10X5M POOL, 5 MINUTES WALK TO SARLAT LA CANÉDA CENTRE

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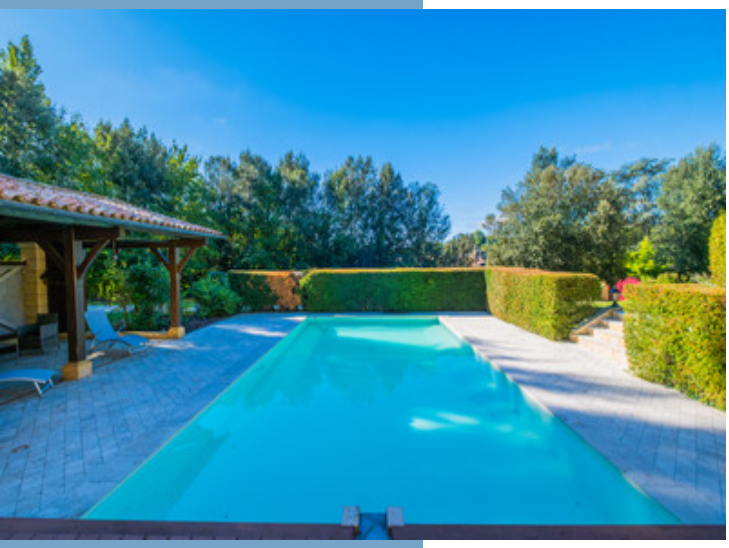
EXCEPTIONAL PRESTIGIOUS, 5 BEDROOMS MANOR, BEAUTIFUL 10X5M POOL, 5 MINUTES WALK TO SARLAT LA CANÉDA...



PROPERTY FACT FILE

REFERENCE	A48210KEF24
PRICE	€ 1,837,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (1 750 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	3
ACCOMMODATION	442 m²
LAND	5161 m²
TOWN	Sarlat-la-Canéda
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Garage

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

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- Magnificent 19th Century Stone Maison de Maître
- 5 Minutes Walk to Historic Centre of Sarlat
- Heated 10x5m Pool and Exquisite Formal Gardens
- 5161m2 with Stunning Views over Sarlat la Canéda
- Fully Renovated Luxury Home, Energy Rating C

EXCEPTIONAL PRESTIGIOUS, 5 BEDROOMS MANOR, BEAUTIFUL 10X5M POOL, 5 MINUTES WALK TO SARLAT LA CANÉDA...

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An exceptional opportunity to acquire an elegant, fully renovated stone manor house just a 5 minute walk from the medieval heart of Sarlat-la-Canéda, in the prestigious Périgord Noir, Dordogne

Offering 442 m² of refined living space, this magnificent five-bedroom

DESCRIPTION

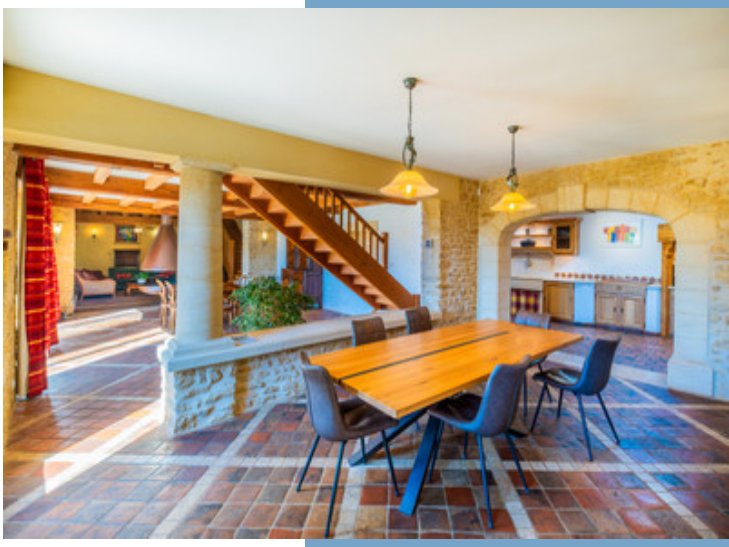
Exceptional 19th-Century Maison de Maître – Luxury Estate in Sarlat-la-Canéda, Dordogne

This magnificent 19th-century stone Maison de Maître occupies a prestigious, south-west-facing position, just a five-minute walk from the historic centre of Sarlat-la-Canéda. Enjoying beautiful views over the medieval town and surrounding countryside, this exceptional residence combines architectural elegance, complete privacy and contemporary luxury in the heart of the sought-after Périgord Noir.

Originally constructed in 1870 from local limestone, the property underwent an extensive renovation completed in 2005, using the finest materials and craftsmanship throughout. A substantial extension, designed by respected local architect Bernard Cariteau, blends seamlessly with the original building, preserving its historic character while introducing generous, light-filled living spaces and modern comforts.

Offering 442 m² of habitable space, the property comprises five spacious bedrooms, three bathrooms and seven reception rooms, including a home cinema or gym, private office, a beautiful fully fitted kitchen, impressive wine cellar and beautifully converted pigeonnier.

The centrepiece of this outstanding home is its magnificent 110 m² living and dining room, featuring soaring cathedral ceilings, an impressive suspended central fireplace and an elegant mezzanine overlooking the reception area. Exposed golden-stone walls, handcrafted chestnut beams and staircases, and beautiful ter...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A48210KEF24

COMPLETE FILE AND PHOTO ON REQUEST

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EXCEPTIONAL PRESTIGIOUS, 8 BEDROOMS MANOR, BEAUTIFUL 10X5M POOL, 5 MINUTES WALK TO SARLAT LA CANÉDA...

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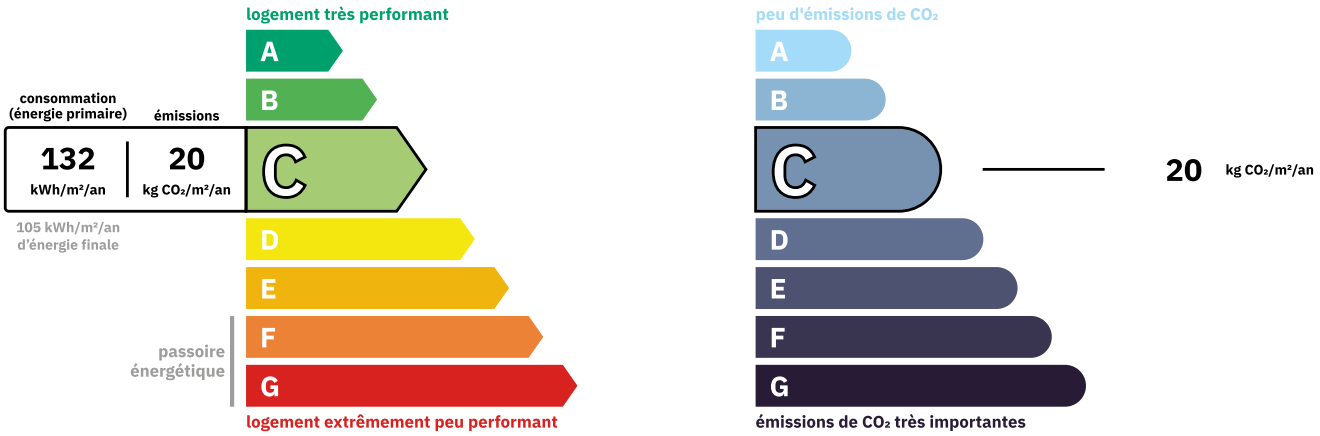
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 4641 € and 6279€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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

Réf :A48210KEF24

FILE COMPLETE AND PHOTOS ON REQUEST

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