LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

EXCEPTIONAL 5 BEDROOM LUXURY TOWNHOUSE WITH PRIVATE GARDEN, GARAGE & LIFT, CENTRE OF HISTORIC SARLAT LA CANÉDA

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PROPERTY FACT FILE

REFERENCE	A48401KEF24
PRICE	€ 976,500 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (930 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	4
ACCOMMODATION	323 m²
LAND	407 m²
TOWN	Sarlat-la-Canéda
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Mains drainage, Garage, Private parking

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

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- Prime location, 5-minute walk to historic centre
- Exquisitely renovated luxury 1880 townhouse
- 323m2, 5 bedrooms, private lift to all floors
- Private garden, sunny terraces and garage
- Family home or 3 apartments, rental potential.

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Exceptional luxury townhouse in the heart of historic Sarlat-la-Canéda, Dordogne, offering 323 m² of elegant living space, five bedrooms, four bathrooms and a private garden

Dating from 1880, this rare character property combines a handsome

DESCRIPTION

Exceptional Luxury Townhouse in Historic Sarlat-la-Canéda, Private Garden, Garage and Lift

This exceptional luxury townhouse offers 323 m² of elegant living space, with beautifully proportioned rooms, impressive high ceilings and abundant natural light throughout.
Dating from 1880, this magnificent period residence is arranged over three floors, all served by a private lift. Meticulously renovated to the highest standards using premium materials and exquisite finishes, it seamlessly combines historic charm with contemporary luxury.

Ideally situated just a five-minute walk from the vibrant medieval centre of Sarlat-la-Canéda, with its renowned restaurants, boutiques, cafés, schools and weekly markets. Despite its prime central location, the property enjoys remarkable peace and privacy, with a delightful enclosed garden, private garage, terraces and balconies providing beautiful spaces for alfresco dining and outdoor entertaining.

Offering exceptional versatility, the property can be enjoyed as one magnificent family residence or potentially as three independent apartments, ideal for multigenerational living, guest accommodation or a luxury rental investment.

The residence comprises five bedrooms, four bathrooms and several elegant reception rooms. The impressive ground floor features a magnificent 62 m² living/dining room with fireplace , opening directly onto the terrace and private garden. A spacious, beautifully appointed kitchen also enjoys direct garden access,...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A48401KEF24

COMPLETE FILE AND PHOTO ON REQUEST

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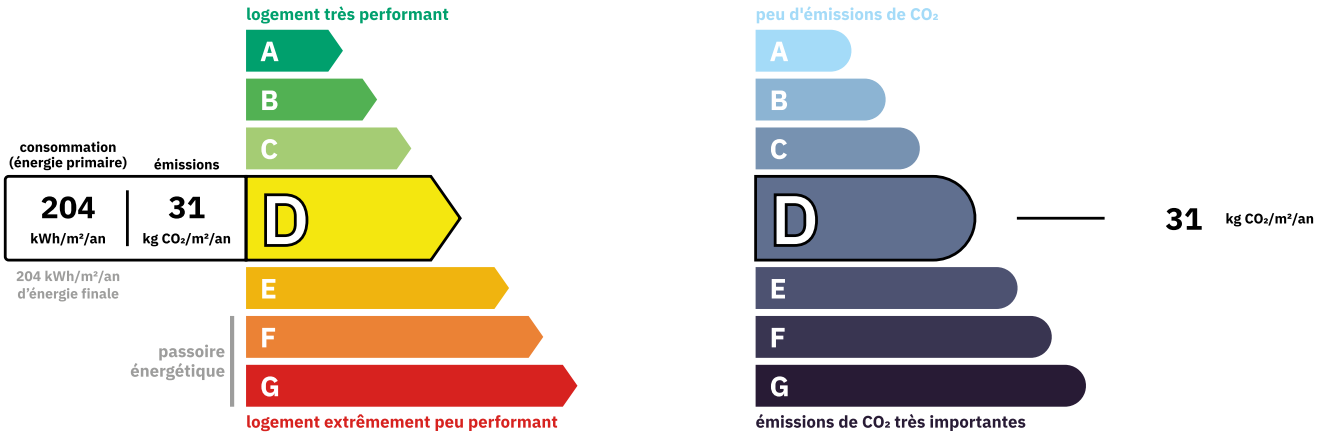
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 5660 € and 7720€ 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 :A48401KEF24

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