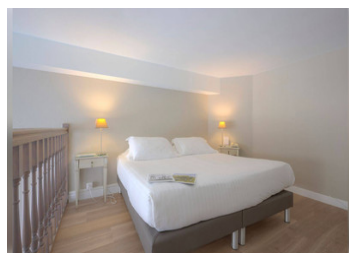
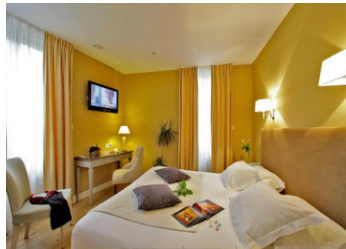


Black Perigord - Boutique Hotel – 3-Star Charm in Sarlat-la-Canéda



INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	36
Bath:	36
Floor:	2029 m2
Plot Size:	599 m2

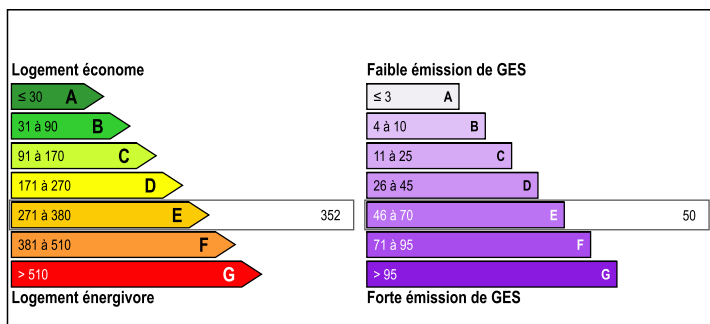


IN BRIEF

An exceptional opportunity to own a thriving year-round boutique hotel, just a short stroll from the medieval heart of Sarlat-la-Canéda — one of France's most visited and charming towns.

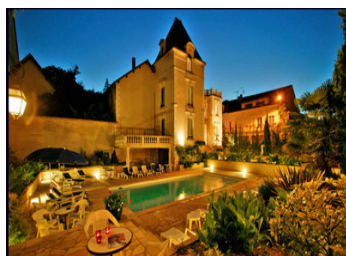
This property effortlessly blends historic charm with modern comfort, offering a memorable guest experience that keeps visitors coming back. Its strategic location, artistic concept, and strong local reputation make it an ideal investment for hoteliers or investors looking for a stand-out asset in the Dordogne region.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Spread across two character-rich buildings, this fully operational property features 36 well-appointed rooms, from cosy doubles to spacious family suites. The hotel celebrates Sarlat's famous annual Film Festival, with interiors elegantly styled in a 1950s cinematic theme.

Guests are welcomed into a bright, airy lobby, leading to a generous breakfast buffet and lounge area with Italian architectural accents and vintage film décor. The outdoor space includes sunny terraces and a large swimming pool, offering a peaceful escape. Free offsite parking ensures maximum convenience.

Open all year round and fully equipped, this hotel combines strong branding, modern amenities, and a premium location – ideal for investors or hoteliers looking to tap into Sarlat's consistent tourism and cultural appeal.

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