

Rare opportunity: Prestigious and Bright turnkey property in the heart of Sarlat - Garden and Garage



## INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	308 m2
Plot Size:	407 m2



## IN BRIEF

Are you looking for an exceptional property in the center of Sarlat?

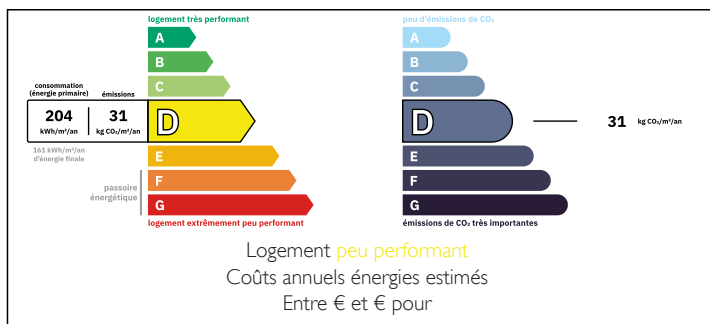
This rare and unique property, with 300 m<sup>2</sup> of living space, combines historical charm with modern comfort.

With its stone façade, elegant architecture, high-end amenities, and intimate garden, this luxury residence has both a contemporary layout and unique character.

The generous volumes, high ceilings, and abundant natural light create a warm atmosphere. The multiple reception areas provide an ideal setting to comfortably host family and friends.

Equipped with an interior elevator, this property includes: 5 bedrooms, 4 bathrooms, a walk-in closet, 2 kitchens, and ample storage spaces.

## 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.

Valley

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## DESCRIPTION

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Spread over three levels and equipped with an interior elevator, this property includes:

Garden Level:

Reception area: 54 m<sup>2</sup>

Kitchen: 14 m<sup>2</sup>

Bedroom #1: 18 m<sup>2</sup>

Bathroom: 6 m<sup>2</sup>

First Floor:

Reception area: 39 m<sup>2</sup>

Bar: 9 m<sup>2</sup>

Bedroom #2: 24 m<sup>2</sup>

Walk-in closet: 13 m<sup>2</sup>

Bathroom: 7 m<sup>2</sup>

Shower room: 5 m<sup>2</sup>

Second Floor:

Kitchen: 11 m<sup>2</sup>

Bedroom #3: 16 m<sup>2</sup>

Bedroom #4: 10 m<sup>2</sup>

Bedroom #5: 9 m<sup>2</sup>

Shower room: 5 m<sup>2</sup>

The property is sold fully furnished - Move-in Ready property !

## LOCAL TAXES

Taxe habitation: EUR

## NOTES