

Your French Sanctuary: Estate with Business & Family Possibilities in the Heart of Périgord Noir



INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	400 m2
Plot Size:	149200 m2



IN BRIEF

Located 20 minutes from Sarlat in the serene Périgord Noir, this magnificent estate offers unparalleled charm and history.

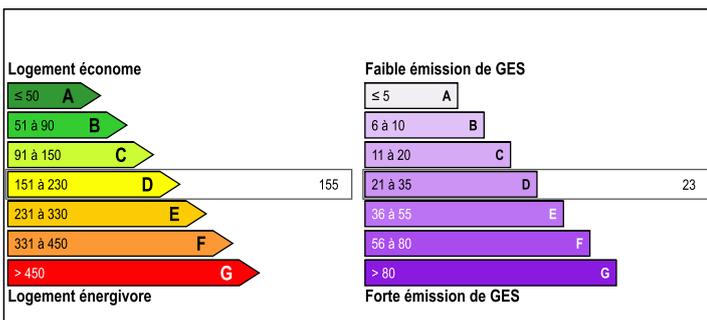


With 360° panoramic views, it features a main stone building, elegant function rooms, a professional kitchen, and spacious accommodations. Numerous outbuildings, including a dovecote and spaces for gîtes, add versatility.



The well-maintained grounds include a swimming pool, tennis court, and a tranquil pond. Perfect for gastronomy, tourism, or as a luxurious family home.

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.



DESCRIPTION

Nestled just 20 minutes from the enchanting medieval town of Sarlat, in the coveted heart of the Périgord Noir, lies a magnificent estate embraced by an exceptional and utterly tranquil setting, a true sanctuary untouched by the outside world.

Your arrival at the property is via a secluded lane, gently unfolding to reveal a place steeped in charm and whispering with history. Prepare to be captivated by an incredible 360° panorama that sweeps across the estate's verdant land and the embracing embrace of ancient woods.

Echoes of the past resonate here, a time when this address was a celebrated haven for discerning palates. Although the esteemed gastronomic business is now a cherished memory, its legacy lives on in the impeccably maintained infrastructure.

Discover a selection of elegant function rooms, a professional-grade kitchen poised for revival, and a light-filled veranda that invites lingering moments.

The grand main stone building seamlessly blends its former purpose with comfortable living. The ground floor still holds the ambiance of the former restaurant, while the upper level offers spacious and inviting accommodation.

Beneath it all, a substantial basement unfolds, revealing a traditional cellar for aging fine wines, a practical laundry room, a dedicated linen room, and convenient cloakrooms – all providing considerable storage solutions.

Furthermore, a versatile workshop presents the exciting potential for conversion into a substantial triple garage.

Adding to the estate's allure are numerous characterful stone outbuildings. Imagine the aroma of freshly baked bread emanating from the room housing a magnificent bread oven,...

LOCAL TAXES

Taxe habitation:

EUR

NOTES