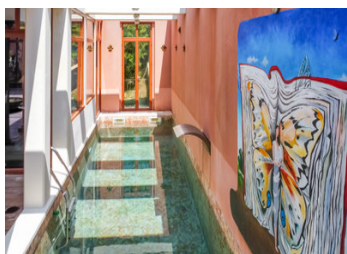
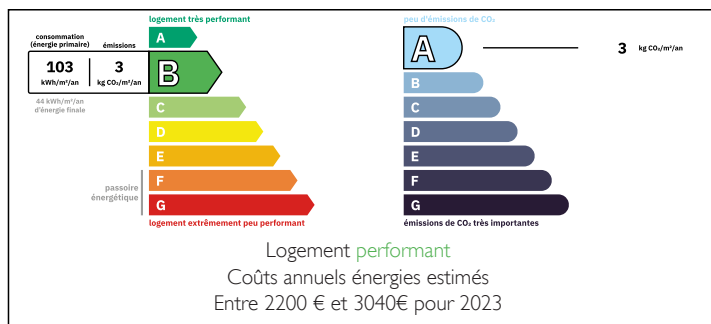


Exceptional Property in the Heart of Périgord Noir | Elegant, Contemporary & Exclusive Sarlat-la-Canéda

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	3
Bath:	0
Floor:	367 m²
Plot Size:	2700 m²

IN BRIEF

Nestled in a lush green setting, this rare and exceptional property sits in Sarlat-la-Canéda, the jewel of Périgord Noir.

This contemporary villa of approximately 490 m² strikes the perfect balance between modern aesthetics and absolute comfort. Designed around an inner courtyard, every space offers abundant light. Generous volumes, clean architectural lines, and expansive openings create a seamless indoor-outdoor flow, offering full immersion in the surrounding greenery.

Created by a renowned architect in 2012, every detail of this home has been thoughtfully furnished and decorated with the utmost care and sophistication, from custom-designed doors to the bespoke interiors.

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.

International airport 50 km

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DESCRIPTION

EXCLUSIVE LISTING

Nestled in a lush green setting in one of the most beautiful regions of France, this rare and remarkable property welcomes you to Sarlat-la-Canéda, the crown jewel of the Périgord Noir region.

An elegant residence:

A refined architectural statement, showcasing premium materials and sophisticated interior design.

A contemporary home:

Defined by clean lines, modern comfort and understated luxury.

An exclusive opportunity:

A one-of-a-kind property, rarely seen on the market.

Designed in 2012 by a renowned architect, this contemporary villa offers a total surface of 490 m², including 370 m² of living space. It strikes the perfect balance between modern aesthetics and absolute comfort. With generous volumes, soaring ceilings, and expansive openings, the property offers seamless indoor-outdoor living and full immersion in the surrounding landscape.

At the heart of the home lies a central terrace, linking all main living areas, an open-sky patio where architecture and nature meet in quiet harmony.

Large sliding glass doors flood the interiors with natural light. Wood flooring extends the villa's clean lines, while subtle integrated greenery brings a sense of calm and organic elegance between indoor and outdoor spaces.

Every room tells a story, one that inspires travel and repos. The entire property has been fully furnished and decorated with refined attention to detail, including bespoke doors and book shelves hand-crafted by skilled artisans.

Main Level:

LOCAL TAXES

Taxe habitation: EUR

NOTES